

2021年 7月 0 8日  
此文件在 收到・城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 8 JUL 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.  
\*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期,應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

|                                 |                         |              |
|---------------------------------|-------------------------|--------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/ML-PH/1887 |
|                                 | Date Received<br>收到日期   | 8 JUL 2021   |

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories). 請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>)。亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

## 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☒ Organisation 機構)

Hong Kong Lutheran Social Service 香港路德會社會服務處

## 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Ove Arup & Partners Hong Kong Limited 奧雅納工程顧問有限公司

## 3. Application Site 申請地點

|  |   |
|--|---|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | Lot Nos. 111 (Part), 116 to 119 in D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long, N.T.   |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積  | <input checked="" type="checkbox"/> Site area 地盤面積 ..... 8,716 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 11,737 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)   | ..... 977 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約  |

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Approved Pat Heung Outline Zoning Plan<br>No. S/YL-PH/11   |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | "Residential (Group D)"  |
| (f) Current use(s)<br>現時用途   | Vacant<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>##</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>##</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>##</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>##</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>##</sup>.  
並不是「現行土地擁有人」<sup>##</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at .....08/06/2021..... (DD/MM/YYYY), this application involves a total of .....1..... "current land owner(s)"<sup>##</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>##</sup>。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of .....1..... "current land owner(s)"<sup>##</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>##</sup>的同意。

| Details of consent of "current land owner(s)" <sup>##</sup> obtained 取得「現行土地擁有人」 <sup>##</sup> 同意的詳情 |  |  |
|--|--|--|
| No. of "Current Land Owner(s)"<br>「現行土地擁有人」數目  | Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained<br>根據土地註冊處記錄已獲得同意的地段號碼/處所地址 | Date of consent obtained<br>(DD/MM/YYYY)<br>取得同意的日期<br>(日/月/年) |
| 1  | Lot Nos. 111, 116, 117, 118 and 119 in D.D.108   | 11/06/2021   |
|  |  |  |
|  |  |  |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

| Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |  |   |
|---|--|---|
| No. of 'Current Land Owner(s)'<br>「現行土地擁有人」數目   | Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given<br>根據土地註冊處記錄已發出通知的地段號碼／處所地址 | Date of notification given<br>(DD/MM/YYYY)<br>通知日期(日/月/年) |
|   |  |   |
|   |  |   |
|   |  |   |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知，詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>&</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas  
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展  
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))  
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

|   |   |  |
|---|---|--|
| (a) Proposed use(s)/development<br>擬議用途/發展  | Proposed Temporary Transitional Housing Development with Filling and Excavation of Land for a Period of 3 Years<br><br>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) |  |
| (b) Effective period of permission applied for<br>申請的許可有效期  | <input checked="" type="checkbox"/> year(s) 年   | 3  |
|   | <input type="checkbox"/> month(s) 個月  |  |
| (c) Development Schedule 發展細節表  |   |  |
| Proposed uncovered land area 擬議露天土地面積   | Not less than 2,905   | sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積  | Not more than 5,811   | sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構造物數目   | 5 (including 2 composite blocks & 3 non-domestic blocks)  |  |
| Proposed domestic floor area 擬議住用樓面面積   | 11,460  | sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 <sup>#</sup>   | 277   | sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積   | 11,737  | sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構造物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) |   |  |
| Composite blocks (for domestic use with ancillary communal uses including entrance lobbies, offices or community hall): Not more than 不多於 4 storeys 層/ 15m 米/ 65.6mPD 米(主水平基準上)                     |   |  |
| Non-domestic blocks (for ancillary commercial/communal uses to domestic use):<br>Not more than 不多於 2 storeys 層/ 8m 米/ 60.9mPD 米(主水平基準上)   |   |  |
| Proposed number of car parking spaces by types 不同種類停車位的擬議數目   |   |  |
| Private Car Parking Spaces 私家車車位  |   |  |
| Motorcycle Parking Spaces 電單車車位   |   |  |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位  |   |  |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位   |   |  |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位  |   |  |
| Others (Please Specify) 其他 (請列明)  |   |  |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目   |   |  |
| Taxi Spaces 的士車位  | NA  |  |
| Coach Spaces 旅遊巴車位  | NA  |  |
| Light Goods Vehicle Spaces 輕型貨車車位   | NA  |  |
| Medium Goods Vehicle Spaces 中型貨車車位  | NA  |  |
| Heavy Goods Vehicle Spaces 重型貨車車位   | 1   |  |
| Others (Please Specify) 其他 (請列明)  |   |  |
| Light Bus Space   | 1   |  |

<sup>#</sup> For ancillary commercial/ communal uses to domestic use; excluding sewage treatment plant, sewage pumping station and E&M.

|  |   |   |  |
|--|---|---|--|
| Proposed operating hours 擬議營運時間<br>NA  |   |   |  |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤/<br>有關建築物?   | Yes 是   | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br>Fan Kam Road   |  |
|  | No 否  | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)<br><br><input type="checkbox"/>  |  |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。) |   |   |  |
| (i) Does the development proposal involve alteration of existing building?<br>擬議發展計劃是否包括現有建築物的改動?  | Yes 是   | <input type="checkbox"/> Please provide details 請提供詳情<br>.....<br>.....<br>.....  |  |
|  | No 否  | <input checked="" type="checkbox"/>   |  |
| (ii) Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程?   | Yes 是   | <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)<br>(請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)<br><input type="checkbox"/> Diversion of stream 河道改道<br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... 7,470 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... 1-3 ..... m 米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... 1,246 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... 1-2 ..... m 米 <input checked="" type="checkbox"/> About 約 |  |
|  | No 否  | <input type="checkbox"/>  |  |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響?   | On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Tree Felling 砍伐樹木 Yes 會 <input checked="" type="checkbox"/> No 不會 <input type="checkbox"/><br>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>.....<br>..... |   |  |

|  |   |
|--|---|
|  | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)<br/>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>For details, please refer to the Tree Survey and Preservation Proposal.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
|--|---|

| <b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b><br>位於鄉郊地區臨時用途/發展的許可續期 |   |
|--|---|
| (a) Application number to which the permission relates<br>與許可有關的申請編號                                   | A/ _____ / _____  |
| (b) Date of approval<br>獲批給許可的日期   | ..... (DD 日/MM 月/YYYY 年)  |
| (c) Date of expiry<br>許可屆滿日期   | ..... (DD 日/MM 月/YYYY 年)  |
| (d) Approved use/development<br>已批給許可的用途/發展  |   |
| (e) Approval conditions<br>附帶條件  | <p><input type="checkbox"/> The permission does not have any approval condition<br/>許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions<br/>申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):<br/>申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance:<br/>仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient)<br/>(如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought<br>要求的續期期間   | <p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>   |

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the Supporting Planning Statement.



**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

YEUNG WING SHAN, THERESA

Name in Block Letters  
姓名（請以正楷填寫）

DIRECTOR

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☒ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MRTPI

on behalf of  
代表

OVE ARUP & PARTNERS HONG KONG LIMITED

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及印章（如適用）

Date 日期

24/6/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

|  |  |
|--|--|
| Application No.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)   |
| Location/address<br>位置/地址              | Lot Nos. 111 (Part), 116 to 119 in D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long, N.T.<br>新界元朗八鄉丈量約份第108約地段第111號(部分)、第116號至119號和毗連政府土地  |
| Site area<br>地盤面積                      | 8,716 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 977 sq. m 平方米 <input checked="" type="checkbox"/> About 約)  |
| Plan<br>圖則                             | Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11<br>八鄉分區計劃大綱核准圖編號 S/YL-PH/11  |
| Zoning<br>地帶                           | "Residential Group (D)"<br>「住宅(丁類)」  |
| Type of Application<br>申請類別            | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____<br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區臨時用途/發展的規劃許可續期為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展 | Proposed Temporary Transitional Housing Development with Filling and Excavation of Land for a Period of 3 Years<br>擬議臨時過渡性房屋發展以及填土和挖土工程 (為期3年)   |

|  |   |  |  |
|--|---|--|--|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |   | sq.m 平方米   | Plot Ratio 地積比率  |
|  | Domestic<br>住用  | 11,460 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | 1:315 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於  |
|  | Non-domestic<br>非住用   | 277* <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於   | 0.032* <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數  | Domestic<br>住用 Composite  | 2  |  |
|  | Non-domestic<br>非住用   | 3  |  |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用 Composite  | 15   | <input checked="" type="checkbox"/> (Not more than 不多於) m 米                                      |
|  |   | 4  | <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層                             |
|  | Non-domestic<br>非住用   | 8  | <input checked="" type="checkbox"/> (Not more than 不多於) m 米                                      |
|  |   | 2  | <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層                             |
| (iv) Site coverage<br>上蓋面積   | Not more than 66.6 % <input type="checkbox"/> About 約   |  |  |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數   |  |  |
|  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br><hr/> |  |  |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數   |  | 2  |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>Light Bus Space<br><hr/>                                      |  | 1<br>1   |

\* for ancillary commercial/ communal uses to domestic use; excluding sewage treatment plant, sewage pumping station and E&M.

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | Chinese<br>中文            | English<br>英文                       |
| <b>Plans and Drawings 圖則及繪圖</b>  |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Floor plan(s) 樓宇平面圖  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sectional plan(s) 截視圖  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Elevation(s) 立視圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Others (please specify) 其他（請註明）  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <hr/>  |                          |                                     |
| <b>Reports 報告書</b>   |                          |                                     |
| Planning Statement/Justifications 規劃綱領/理據  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>環境評估（噪音、空氣及／或水的污染）                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Landscape impact assessment 景觀影響評估   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Tree Survey 樹木調查   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Drainage impact assessment 排水影響評估  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sewerage impact assessment 排污影響評估  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Risk Assessment 風險評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <hr/>  |                          |                                     |
| Traffic Review, Landscape Proposal, Tree Preservation & Removal Proposal,<br>Geotechnical Planning Review Report |                          |                                     |
| Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號  |                          |                                     |

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

ARUP

By Email

The Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java road  
North Point  
Hong Kong

t +852  
f +852  
d +852

6 July 2021

Dear Sir/Madam,

S16 Planning Application for  
Proposed Temporary Transitional Housing Development with Filling and  
Excavation of Land for a Period of 3 Years at  
Lot Nos. 111 (Part), 116 to 119 in D.D.108 and Adjoining Government Land,  
Pat Heung, Yuen Long, N.T.

We refer to the captioned S16 Application submitted on 25 June 2021 (our ref.: 280252/00/WTY/MYNL/CYCL/04381). We hereby submit the replacement page to Figure 8 of the Supplementary Planning Statement.

We sincerely seek for the favourable consideration from the Town Planning Board to approve this S16 Planning Application.

Should you have any queries, please contact the undersigned or our Ms. Charlotte LAM at

Yours faithfully,

Theresa YEUNG  
Director

Encl.

- Replacement Page to Figure 8 of Supplementary Planning Statement

c.c

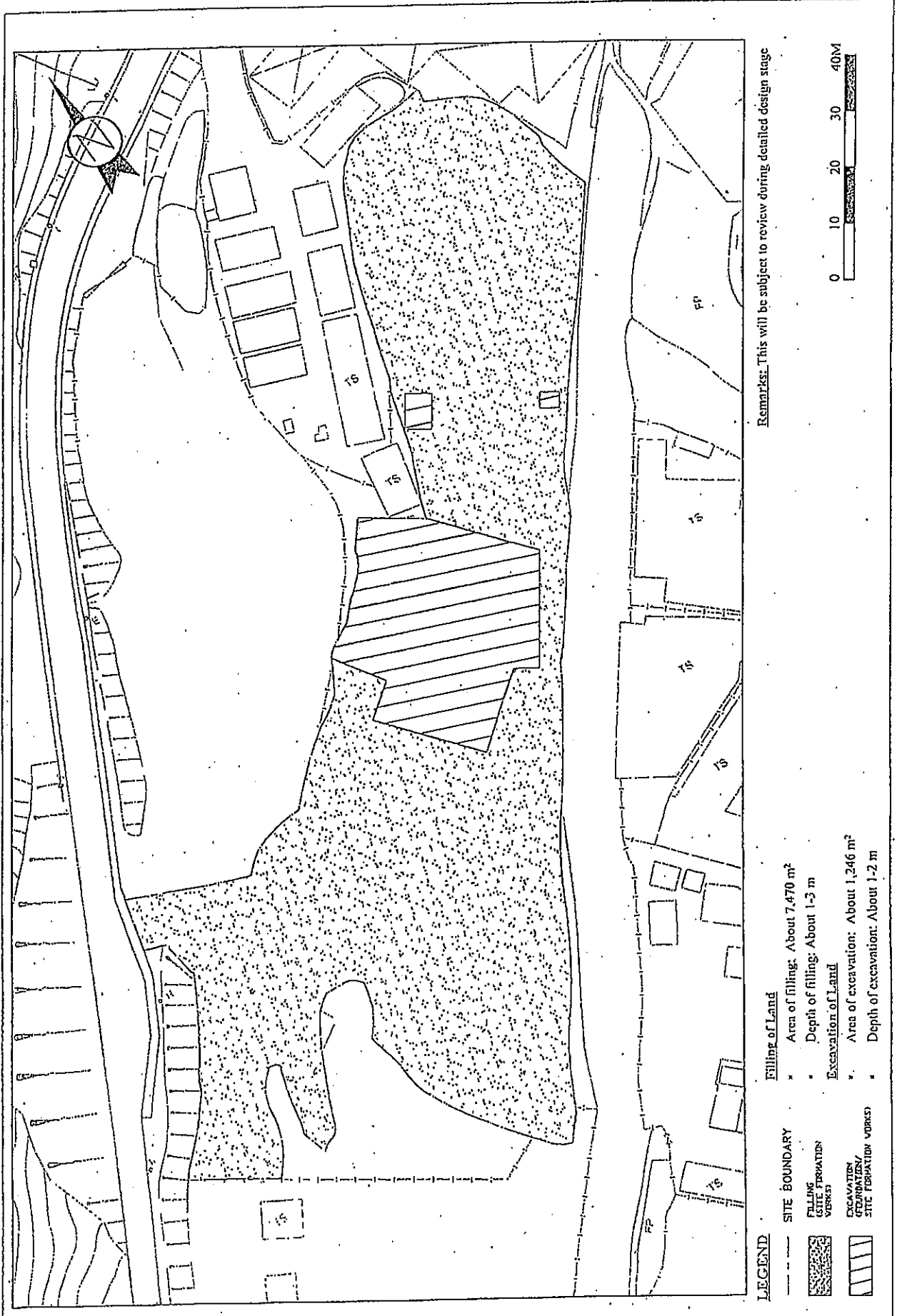
- Client

2021年 7月 08日

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

8 JUL 2021

This document is received on  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.



Remarks: This will be subject to review during detailed design stage

- LEGEND**
- SITE BOUNDARY
  - FILLING (SITE FORMATION WORKS)
  - EXCAVATION (SITE FORMATION WORKS)
  - FILLING OF LAND
    - Area of filling: About 7,470 m<sup>2</sup>
    - Depth of filling: About 1-3 m
  - EXCAVATION OF LAND
    - Area of excavation: About 1,246 m<sup>2</sup>
    - Depth of excavation: About 1-2 m

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Submission of Technical Clarification - Application No. A/YL-PH/887  
19/07/2021 07:03

From: Charlotte Lam  
To: "llyduen@pland.gov.hk" <llyduen@pland.gov.hk>  
Cc: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>, Natalie Leung <natalie..>, Theresa Yeung <theresa..>  
Sent by:

History: This message has been forwarded.

Dear Loree,

**S16 Planning Application for Proposed Temporary Transitional Housing Development for a Period of 3 Years with Filling and Excavation of Land in "Residential (Group D)" Zone at Lots 111 (Part), 116, 117, 118 and 119 in D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long, New Territories (Planning Application No. A/YL-PH/887)**

We refer to the captioned application. We would like to clarify that the Proposed Use at the Application Site should be "Proposed Temporary Transitional Housing Development for a Period of 3 Years with Filling and Excavation of Land".

We sincerely seek for the favourable consideration from the Town Planning Board to approve this S16 Planning Application. Should you have any queries, please contact the undersigned. Thank you.

Best regards,

**Charlotte Lam**  
Assistant Town Planner | Planning

Arup

t ± d ±  
f ±  
www.arup.com

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**Section 16 Planning Application for the  
Proposed Temporary Transitional Housing  
Development with Filling and Excavation  
of Land for a Period of 3 Years at  
“Residential (Group D)” Zone, Lot Nos.  
111 (Part), 116 to 119 in D.D. 108 and  
Adjoining Government Land, Pat Heung,  
Yuen Long, N.T.**

**Supporting Planning Statement**

June 2021

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Our ref 280252/00/WSY/MYNL/CYCL/04430

ARUP

**By Email**

The Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point, Hong Kong

t +852  
f +852  
d +852

16 August 2021

Dear Sir/Madam,

**S16 Planning Application for  
Proposed Temporary Transitional Housing Development for a Period of 3 Years  
with Filling and Excavation of Land at  
Lot Nos. 111 (Part), 116 to 119 in D.D.108 and Adjoining Government Land,  
Pat Heung, Yuen Long, N.T.  
(Planning Application No. A/YL-PH/887)**

**Submission of Further Information**

We refer to the comments received from Drainage Services Department and Environmental Protection Department dated 4 and 11 August 2021 respectively on the captioned Planning Application. We are pleased to submit our responses in the form of a Response-to-Comments Table (**Attachment A**) and relevant supplementary information (**Attachments B and C**). There is also minor adjustment made to the access road serving the Proposed Development, which are reflected in **Attachments D and E**. It is also confirmed that the minor adjustment will not affect the findings of technical assessments submitted.

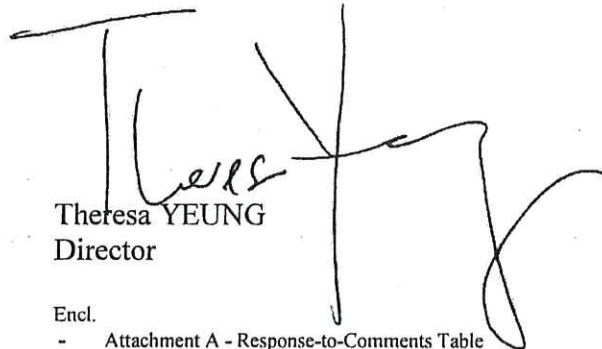
As per further request from DPO/PlanD, we would like to supplement that while this application seeks approval for a temporary basis of 3 years, the Applicant intends to operate the proposed transitional housing for not less than 7 years. Should this application be approved by the TPB, the Applicant will submit renewal application for the TPB's consideration for the remaining duration of the proposed transitional housing development.

In addition, we would like to reiterate that in view of the imperative need of increasing short-term housing supply and in echo with the Government's initiative, this Planning Application, which is temporary in nature, aims to provide transitional housing to the needy in the immediate short term. The landowner of the Application Site has the plan to implement the Approved Residential Care Home for the Elderly development in long-term, which this permanent RCHE use would take time to be implemented. Therefore, approval of this temporary application for transitional housing as an interim use of the Application Site will neither affect the long-term planning intention of the "R(D)" zone nor the development of the Approved RCHE in the future.

We sincerely seek for the favourable consideration from the Town Planning Board to approve this S16 Planning Application.

Should you have any queries, please contact the undersigned or our Ms. Charlotte LAM at

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Theresa YEUNG', is written over a horizontal line. The signature is stylized with a large 'T' and a long, sweeping horizontal stroke.

Theresa YEUNG  
Director

Encl.

- Attachment A - Response-to-Comments Table
- Attachment B - Replacement pages of DIA
- Attachment C - Replacement page of EA
- Attachment D - Revised MLP and G/F Plan
- Attachment E - Revised Landscape Plans

c.c.

- Client

## **Attachment A**

### **Response-to-Comments Table**

**Section 16 Planning Application for the Proposed Temporary Transitional Housing Development for a Period of 3 Years with Filling and Excavation of Land in “Residential (Group D)” Zone Lots 111 (Part), 116 to 119 in D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long, N.T.**  
**Responses to Comments**

**Comments from Related Departments**

**Page No.**

- |  |   |
|--|---|
| 1. Drainage Services Department, dated 4 Aug 2021.....         | 2 |
| 2. Environmental Protection Department, dated 11 Aug 2021..... | 3 |

**COMMENTS FROM RELATED DEPARTMENTS**

| No. | Comments   | Responses  |
|-----|--|--|
| 1.  | <p><b>Drainage Services Department, dated 4 Aug 2021</b></p> <p><u>Drainage Impact Assessment</u></p> <ol style="list-style-type: none"> <li>Paragraph 1.1.1: "sewerage impact assessment" in line I shall be corrected to "drainage impact assessment".</li> <li>Paragraph 2.3.1: If the proposed site is only for temporary use of 3 years, climate change effect may not necessary be considered. Having said that, we have no objection for the inclusion of climate change in this DIA.</li> <li>Paragraph 4.2.1: While we have no objection for the Consultants to include the climate change effect in this submission, the cause and effect relationship as mentioned in this report between the paved area and the climate change effect seems not correct.</li> <li>Paragraph 5.1.1 and Figure 3: According the calculation in Annex 4, 3 nos. of 450mm dia. Stormwater drain would be provided, please state clearly in the text and also all corresponding drawings to avoid confusion. Please advise the justification on adopting triple 450mm dia stormwater drain outlet. Otherwise, single/twin pipes outlet would be recommended, instead of triple pipes, in view of maintenance and other consideration such as visual impact.</li> <li>Paragraph 5.1.2: The estimated peak runoff from the Application Site before development should be 0.458m<sup>3</sup>/s instead of 0.517m<sup>3</sup>/s in accordance with Annex 4.</li> <li>What is the formation level of the proposed site? Will the proposed site block the surface runoff flow of the adjacent site at the west of the proposed site which may flow originally from west to east and discharge to Sheung Yue River?</li> </ol> | <p>Paragraph 1.1.1 is revised. Please refer to <b>Attachment B</b> for the replacement pages of Drainage Impact Assessment.</p> <p>Noted.</p> <p>Paragraph 4.2.1 is revised (<b>Attachment B</b> refers).</p> <p>Paragraph 5.1.1 and Annex 4 are revised (<b>Attachment B</b> refers). 1 no. of 600mm dia. stormwater drain would be proposed.</p> <p>Paragraph 5.1.2 is revised (<b>Attachment B</b> refers).</p> <p>The formation level of the proposed site varies from +47.7mPD to +54.6mPD, as shown in Annex 1 in <b>Attachment B</b>.</p> <p>Paragraph 5.1.5 is added (<b>Attachment B</b> refers). Peripheral surface channels along boundary of the application site will be proposed to intercept overland flow from adjacent low-lying areas due to the proposed development, therefore no adverse drainage impact to the adjacent areas is expected.</p> |



Section 16 Planning Application for the Proposed Temporary Transitional Housing Development for a Period of 3 Years with Filling and Excavation of Land in "Residential (Group D)" Zone Lots 111 (Part), 116 to 119 in D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long, N.T.  
Responses to Comments

| No. | Comments   | Responses   |
|-----|--|---|
|     | <p>7. Please be reminded that the DIA should not be limited to the drainage impact on the proposed site itself but also include the drainage impact to the adjacent area due to the proposed development.</p> <p><u>Sewage Impact Assessment</u></p> <p>8. Section 5.2 – EPD's comment should be sought on the proposed discharge standard of STP.</p> <p>9. Section 5.3.3 – Please elaborate the size of equalization tank for completeness. Furthermore, please advise if there is any arrangement of emergency storage/retention during extreme weather.</p> <p>10. Section 5.3.7 – Please provide the approx. area of the proposed STP for information.</p>  | <p>Noted.</p> <p>Noted.</p> <p>Noted. The size of equalization tank will be provided in detailed design stage.</p> <p>Separated drainage and sewerage would be proposed within the development site and infiltration of stormwater into the sewerage system is not expected. As such, emergency storage/ retention in the STP for extreme weather is considered not necessary.</p> <p>The estimated footprint of the proposed STP is approx.450m<sup>2</sup>.</p> |
| 2.  | <p><b>Environmental Protection Department, dated 11 Aug 2021</b></p> <p><u>Air Quality (Textual Comment)</u></p> <p>1. Section 2.6.2. Please add Ta Shek Wu Tsuen as an ASR in the construction dust impact assessment.</p> <p><u>Water Quality</u></p> <p>1. Response to Comment #3 – s.6.1.6 of the Sewerage Impact Assessment, it is stated that "emergency bypass will be provided" (together with other mitigation measures such as backup power supply, monitoring system and stand-by equipment). As emergency bypass is involving discharge of raw sewage and the subject site falls within Deep Bay area where the assimilative capacity is limited. The applicant shall take all reasonable measures to avoid the discharge of raw sewage to the water bodies.</p> | <p>Noted and amended. Please refer to <b>Attachment C</b> for the replacement page of Environmental Assessment.</p> <p>Noted.</p>   |

## **Attachment B**

Replacement pages of  
Drainage Impact Assessment



## **1. INTRODUCTION**

### **1.1 Background**

- 1.1.1 Binnies Hong Kong Limited has been commissioned to carry out drainage impact assessment to support a Section 16 application of the Town Planning Ordinance (Cap. 131) for proposed temporary transitional housing development (the Proposed Development) for a period of 3 years at Lots 111 (Part) and 116 to 119 in D.D. 108 and Adjoining Government Land, Fan Kam Road, Pat Heung, Yuen Long (the Application Site).
- 1.1.2 The Application Site is located at the south-eastern side of Fan Kam Road and at the north east of the Hong Kong K-9 Club, a temporary dog training centre. The Application Site is currently vacant with some vegetation cover and trees in the zone of "Residential (Group D)" ("R(D)"). The location plan of the Application Site is shown in **Figure 1**.
- 1.1.3 The Proposed Development comprises of 4 storeys building block with landscape area in total of 8716m<sup>2</sup> Site Area. The layout of the Proposed Development is shown on **Annex 1**. The ground level of the Proposed Development is ranging from +54.6mPD to +47.7mPD.
- 1.1.4 The summary of the key information for the Proposed Development is shown in **Table 1**.

**Table 1 – Key Information of the Application Site**

|   | Existing Site Condition  | Proposed Scheme (This Report) |
|---|--------------------------|-------------------------------|
| Site Area (m <sup>2</sup> )                 | About 8716m <sup>2</sup> | About 8716m <sup>2</sup>      |
| Plot Ratio                                  | -                        | About 1.347                   |
| Maximum Domestic GFA (m <sup>2</sup> )      | -                        | About 11,460m <sup>2</sup>    |
| No. of Units                                | -                        | 510                           |
| Maximum Non-Domestic GFA (m <sup>2</sup> )  | -                        | About 277m <sup>2</sup>       |
| Percentage of Unpaved Area(m <sup>2</sup> ) | 34.4%                    | 20%                           |
| Percentage of Paved Area (m <sup>2</sup> )  | 65.6%                    | 80%                           |

## 2.3 Climate Change Effect

- 2.3.1 Climate change effect is considered in accordance with Table 28 of the SDM. A summary of the climate change effect is summarized in **Table 4**.

**Table 4 – Rainfall Increase and Sea Level Rise due to Climate Change**

| Classification                  | Rainfall Increase | Sea Level Rise (m) |
|---------------------------------|-------------------|--------------------|
| Mid 21st Century<br>(2041-2060) | 10.4 %            | 0.23               |

## 3. EXISTING DRAINAGE AND FLOOD CONDITION

- 3.1.1 The Site is currently vacant with some vegetation covers and trees. The Sheung Yue River with little embankment, which lies adjacent to the north east boundary of the Application Site, has been widened and deepened under drainage improvement works in the 1990s and 2000s.
- 3.1.2 According to the latest Drainage Record Plan from the Drainage Services Department (DSD), there is no existing drainage facilities in the vicinity of the Application Site. The existing flow direction in the vicinity of the Site are shown in **Figure 2**.
- 3.1.3 The Site is currently zoned as "Residential (Group D)" under the approved Pat Heung Outline Zoning Plan No. S/YL-PH/11. Extract of the Approved Outline Zoning Plan is enclosed in **Annex 2**. The existing ground level within the Site ranges from +54.6 to +45.6mPD. An aerial photo showing the existing conditions of the Site is enclosed in **Annex 3**.

## 4. POTENTIAL DRAINAGE IMPACT OF THE PROPOSED DEVELOPMENT

### 4.1 Changes to Drainage Characteristics

- 4.1.1 As shown in **Table 1**, the percentage of paved land in the Application Site will be increased when compared with existing condition for clarity. The Proposed Development will be hard paved with landscape provisions. Thus, increase in surface runoff is expected.

### 4.2 Climate Change Impact

- 4.2.1 As shown in **Table 4**, rainfall is projected to increase, and mean sea level is projected to rise under climate change. As such, increase in surface runoff is expected due to the increase in the projection of rainfall. However, the drainage impact due to sea level rise is considered insignificant and negligible, since the discharge point from Application Site to Sheung Yue River falls out of the tidal



zone of nearest coastal line, which is around 21 km away from the coastal line of Tsim Bei Tsui. The consideration of climate change effect will be included in the detailed calculation of proposed drainage discharge.

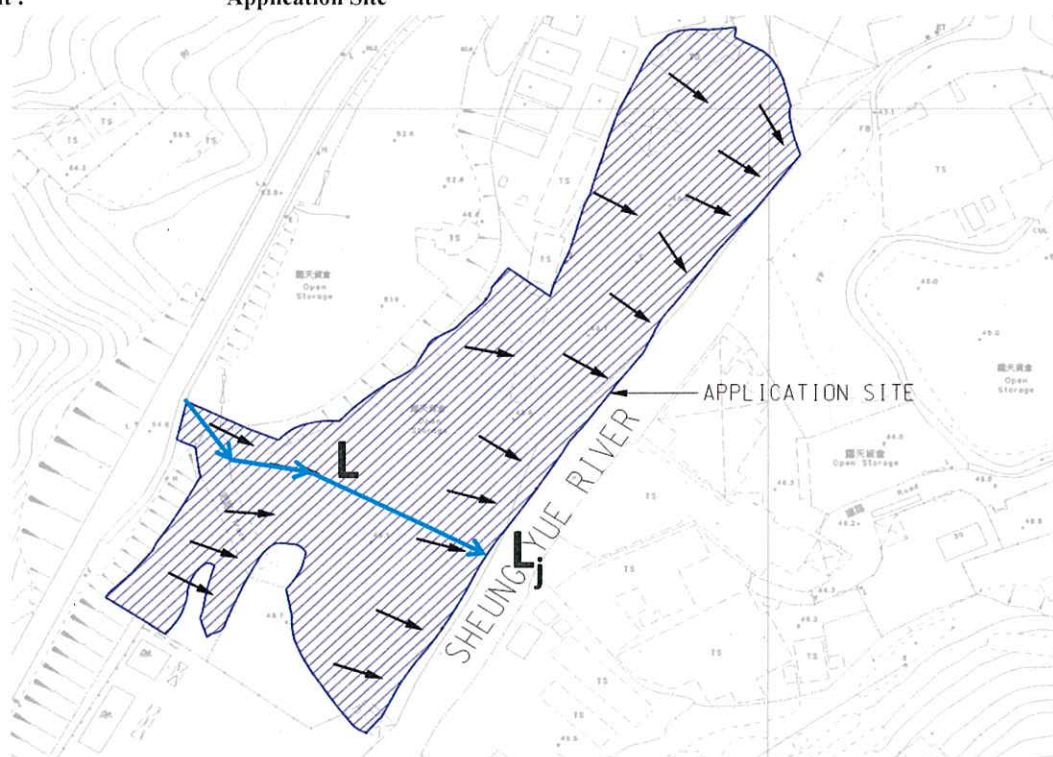
## **5. PROPOSED MITIGATION MEASURES DURING DESIGN**

- 5.1.1 After the completion of Proposed Development, the runoff of the Application Site will be conveyed to the Sheung Yue River directly, through the proposed 1 no. of 600mm diameter stormwater drain as shown on **Figure 3**. The design of the proposed drainage and checking of existing downstream drainage are provided in **Annex 4**. The design of internal drainage system within the Proposed Development will be carried out in detailed design stage.
- 5.1.2 Based on the calculation in **Annex 4**, the estimated peak runoff from the Application Site to the Sheung Yue River is about  $0.458\text{m}^3/\text{s}$  before the Proposed Development. After the completion of the new development scheme under this application, the total discharge is about  $0.523\text{m}^3/\text{s}$  which is increased by  $0.065\text{m}^3/\text{s}$ . This increment is equivalent to 0.0045% of the capacity of the Sheung Yue River (i.e.  $1450.79\text{m}^3/\text{s}$ ). Therefore, the existing Sheung Yue River should have adequate capacity to cater for the stormwater runoff from the Application Site.
- 5.1.3 Although the paving condition of the proposed scheme is increased when compared to existing paving condition, the internal drainage system prolongs the flow time of stormwater from the Application Site to the proposed discharge point, which helps in reducing the discharge rate to the Sheung Yue River. Moreover, due consideration has been given to the rainfall intensity and sea level rise due to climate change effect when calculating the drainage discharge which is demonstrated in **Annex 4**.
- 5.1.4 Furthermore, porous materials would be proposed as the pavement of emergency vehicular access (EVA) and some walkway area, which allows infiltration of runoff through the paving material into the subsoil. This helps in reducing runoff discharged to Sheung Yue River.
- 5.1.5 On the other hand, peripheral surface channels are proposed along boundary of the application site to intercept overland flow from adjacent low-lying areas due to the Proposed Development.
- 5.1.6 As such, the potential drainage impact to Sheung Yue River and adjacent areas due to the Proposed Development should be minimal.

## **Annex 4**

### **Design of Proposed Drainage and Checking of Existing Downstream Drainage**

|                 |   |
|-----------------|---|
| Capacity Check: | Existing Sheung Yue River downstream of the Application Site at Fan Kam Road before Development |
| Catchment :     | Application Site  |



Legend  
 Length of flow

#### Design Parameters

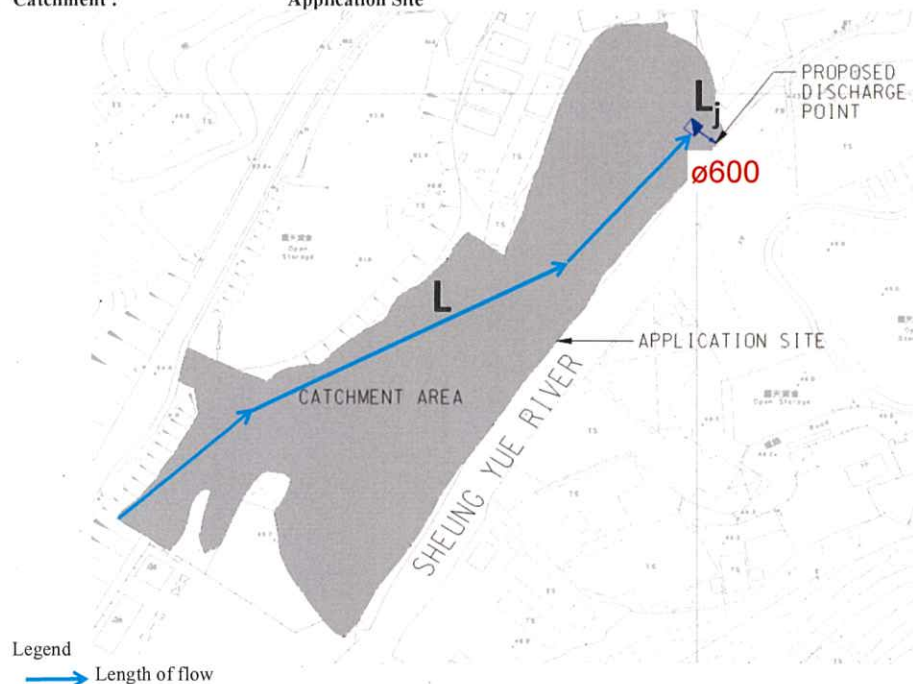
|  |             |         |                       |       |                                 |
|--|-------------|---------|-----------------------|-------|---------------------------------|
| Design storm                               |             | 200     | year return period    |       |                                 |
| Storm constants                            | a           | 1074.8  | b                     | 12.47 | For North District Area         |
|  |             |         | c                     | 0.523 |                                 |
| Average Slope                              | H           | 10.22   | m/100m                |       |                                 |
| Length of flow                             | L           | 88      | m                     |       |                                 |
| Inlet time $t_0 = 0.14465L/H^{0.2}A^{0.1}$ | $t_0$       | 3.23    | min                   |       |                                 |
| Unpaved area                               | $A_u$       | 2,995   | $m^2$                 |       |                                 |
| Runoff coef.                               | $C_u$       | 0.35    |                       |       |                                 |
| Paved area                                 | $A_p$       | 5,721   | $m^2$                 |       |                                 |
| Runoff coef.                               | $C_p$       | 0.95    |                       |       |                                 |
| Catchment area                             | $A_{Total}$ | 8,716   | $m^2$                 |       |                                 |
| Runoff coef.                               | Coverage    | 0.744   |                       |       |                                 |
| Surface roughness                          | $k_s$       | 600.0   | mm                    |       | For poor natural earth channels |
| kinematic viscosity                        | $\nu$       | 1.14    | $mm^2/s$              |       |                                 |
| Frictional gradient                        | $S_f$       | 1 in 11 | (for internal drains) |       |                                 |

#### Peak Runoff

|                       |       |   |                   |     |                              |
|-----------------------|-------|---|-------------------|-----|------------------------------|
| Length of Flow        | $L_j$ | = | 9.4               | m   |                              |
| Velocity of Flow      | $V_j$ | = | 3.00              | m/s | (velocity of internal drain) |
| Flow time             | $t_f$ | = | $L_j / V_j$       | =   | 0.052 min                    |
| Time of concentration | $t_c$ | = | $t_0 + t_f$       | =   | 3.28 min                     |
| Intensity             | i     | = | $a / (t_c + b)^c$ | =   | 254.16 mm/hr                 |
| Peak runoff           | $Q'$  | = | $0.278 C_i A$     | =   | 0.458 $m^3/s$                |



|                 |   |
|-----------------|---|
| Capacity Check: | Proposed 600 mm diameter drain downstream of terminal manhole of the Application Site at Fan Kam Road after Development |
| Catchment :     | Application Site  |



#### Design Parameters

|  |                      |        |                       |                          |                         |
|--|----------------------|--------|-----------------------|--------------------------|-------------------------|
| Design storm                               |                      | 200    | year return period    |                          |                         |
| Storm constants                            | a                    | 1074.8 | b                     | 12.47                    | For North District Area |
|  |                      |        | c                     | 0.523                    |                         |
| Average Slope                              | H                    | 5.80   | m/100m                |                          |                         |
| Length of flow                             | L                    | 150    | m                     |                          |                         |
| Inlet time $t_0 = 0.14465L/H^{0.2}A^{0.1}$ | $t_0$                | 6.16   | min                   |                          |                         |
| Unpaved area                               | A <sub>U</sub>       | 1,743  | m <sup>2</sup>        |                          |                         |
| Runoff coef.                               | C <sub>U</sub>       | 0.35   |                       |                          |                         |
| Paved area                                 | A <sub>P</sub>       | 6,973  | m <sup>2</sup>        |                          |                         |
| Runoff coef.                               | C <sub>P</sub>       | 0.95   |                       |                          |                         |
| Catchment area                             | A <sub>Total</sub>   | 8,716  | m <sup>2</sup>        |                          |                         |
| Runoff coef.                               | C <sub>average</sub> | 0.83   |                       |                          |                         |
| Surface roughness                          | $k_s$                | 0.15   | mm                    | For normal concrete pipe |                         |
| kinematic viscosity                        | $\nu$                | 1.14   | mm <sup>2</sup> /s    |                          |                         |
| Frictional gradient                        | $S_f$ 1 in           | 150    | (for internal drains) |                          |                         |

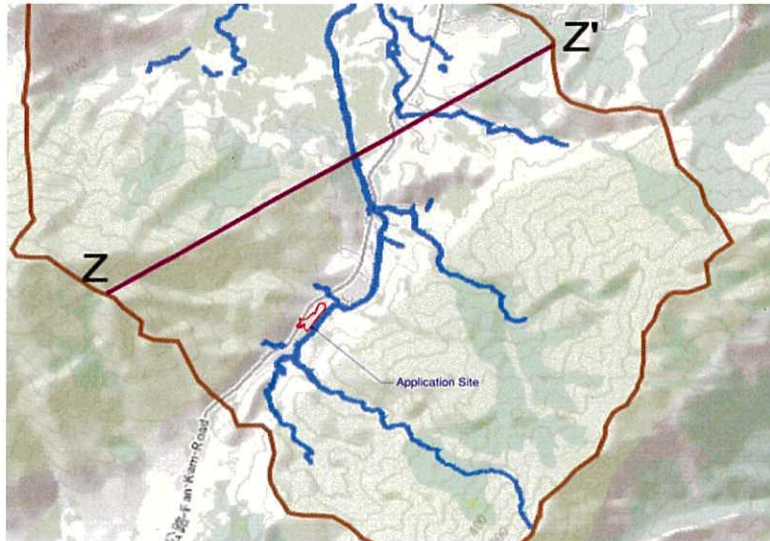
#### Peak Runoff

|                               |       |   |                   |         |                              |
|-------------------------------|-------|---|-------------------|---------|------------------------------|
| Length of Flow                | $L_j$ | = | 2                 | m       |                              |
| Velocity of Flow              | $V_j$ | = | 2.28              | m/s     | (velocity of internal drain) |
| Flow time                     | $t_f$ | = | $L_j / V_j$       | =       | 0.01 min                     |
| Time of concentration         | $t_c$ | = | $t_0 + t_f$       | =       | 6.18 min                     |
| Rainfall Increase             | r     | = | 10.40%            |         |                              |
| Intensity                     | i     | = | $a / (t_c + b)^c$ | x 1.104 | = 256.91 mm/hr               |
| Peak runoff after development | $Q_t$ | = | $0.278CiA$        | =       | 0.517 m <sup>3</sup> /s      |

#### Capacity of Proposed Drain

|                                 |            |     |   |                   |                        |
|---------------------------------|------------|-----|---|-------------------|------------------------|
| Drain pipe size                 | D          | =   | 600   | mm                |                        |
| Frictional gradient for drain   | $S_f$ 1 in | 150 |   |                   |                        |
| Hydraulic radius                | $R = D/4$  | =   | 0.15  | m                 |                        |
| Mean velocity (Colebrook-White) |            | =   | 2.28  | m/s               |                        |
| Capacity provided               | Q          | =   | $V \times \text{Cross Section Area of Drain}$ |                   |                        |
|                                 |            | =   | 0.65  | m <sup>3</sup> /s |                        |
| Allow 10% Area for Siltation    | $Q_{90\%}$ | =   | 0.58  | m <sup>3</sup> /s | > Peak runoff $Q_t$ OK |

## Using Manning's Manning for Downstream River Geometry (Section Z-Z')

**Capacity of Sheung Yue River**

|                          |   |         |                   |                                  |
|--------------------------|---|---------|-------------------|----------------------------------|
| Size                     | = | 13000   | mm                |                                  |
| Depth                    | = | 3000    | mm                |                                  |
| Area                     | = | 39.000  | m <sup>2</sup>    |                                  |
| Wetted Perimeter         | = | 17.200  | m                 |                                  |
| Hydraulic Radius         | = | 1.587   | m                 |                                  |
| Slope [Decimal]          | = | 0.0381  |                   | Slope = tan θ                    |
| Manning's Roughness      | = | 0.005   |                   | for poor natural-stream channels |
| Full Flow Velocity $V_u$ | = | 53.143  | m/s               |                                  |
| Full Flow Capacity       | = | 1450.79 | m <sup>3</sup> /s |                                  |

**Treated Sewage from Propsoed STP**

|                                  |   |       |                     |
|----------------------------------|---|-------|---------------------|
| Predicted treated effluent(ADWF) | = | 0.002 | m <sup>3</sup> /s   |
|                                  | = | 179.2 | m <sup>3</sup> /day |
| Contributing population          | = | 664   | person              |
| Peaking Factor                   | = | 3.0   |                     |
| Treated Sewage from STP          | = | 0.006 | m <sup>3</sup> /s   |

**Capacity Check**

Assume the maximum water depth of be 70% of the size of Sheung Yue River

| Water Depth | Area           | Wetted Perimeter | Hydraulic Radius | Velocity | Capacity          | Peak Runoff from Site | Treated Sewage from Propsoed STP | Total Discharge after development |
|-------------|----------------|------------------|------------------|----------|-------------------|-----------------------|----------------------------------|-----------------------------------|
| mm          | m <sup>2</sup> | m                | m                | m/s      | m <sup>3</sup> /s | m <sup>3</sup> /s     | m <sup>3</sup> /s                | m <sup>3</sup> /s                 |
| 2100        | 27.3000        | 17.200           | 1.587            | 53.143   | 1450.79           | 0.517                 | 0.006                            | 0.523                             |

Peak runoff before development  $Q' = 0.458$  m<sup>3</sup>/s

=>The total discharge is increased by 0.065 m<sup>3</sup>/s, which is 0.0045% of the capacity of Sheung Yue River.

## **Attachment C**

Replacement page of  
Environmental Assessment



road). Such requirement will be included in future tender so that contractor and supplier will strictly follow. Tentatively, it is targeted to adopt deodorisation system with odour removal efficiency of up to 99.5% which is common, practicably achievable and generally adequate to remove residual odour. Onsite STPs have been adopted in numerous existing developments (e.g. L'Aquatique at Tsing Lung Tau) and proven to be environmentally acceptable. There is no further design details at this stage. However, the potential odour impact is well aware of. Competent environmental engineers providing system/solution for onsite STP will be engaged upon detailed design and implementation stages. All in all, the system will be designed so that there is no unacceptable odour impact to future residents nearby. System of higher odour removal efficiency will be employed where appropriate. After environmental engineers onboard, further evaluation will be conducted and made reference to precedent projects with STP of similar capacity for deriving environmental mitigation measures to void any unacceptable odour impact to existing villagers and future residents. Relevant submissions will be made to the satisfaction of relevant government departments including but not limited to EPD.

- 2.5.3 In addition, onsite sewage pumping station (SPS) will be provided to collect sewage to the STP for treatment purpose. Similar to the STP, any vent opening will be located away from the housing block. Such requirement will be included in future tender so that contractor and supplier will strictly follow. The SPS is an enclosed system. Tentatively, it is targeted to adopt deodorisation system with odour removal efficiency of up to 99.5% which is common, practicably achievable and generally adequate to remove residual odour from exhausted air. All in all, the system will be designed so that there is no unacceptable odour impact to future residents nearby.

## **2.6 Air Quality Impact during Construction of the Project**

### Legislation

- 2.6.1 Assessment criteria for aerial emission is based in the Hong Kong Air Quality Objectives (AQOs). In addition, according to Annex 4 of EIAO-TM, the standard of hourly average Total Suspended Particulate (TSP) concentration is  $500\mu\text{gm}^{-3}$  measured at 298K (25°C) and 101.325kPa (1 atmosphere).

### Representative Air Sensitive Receivers

- 2.6.2 The Subject Site is surrounded by existing open storage development. The nearest air sensitive receiver is Ta Shek Wu Tsuen located at over 80m apart to the southeast on the opposite side of Sheung Yue River.

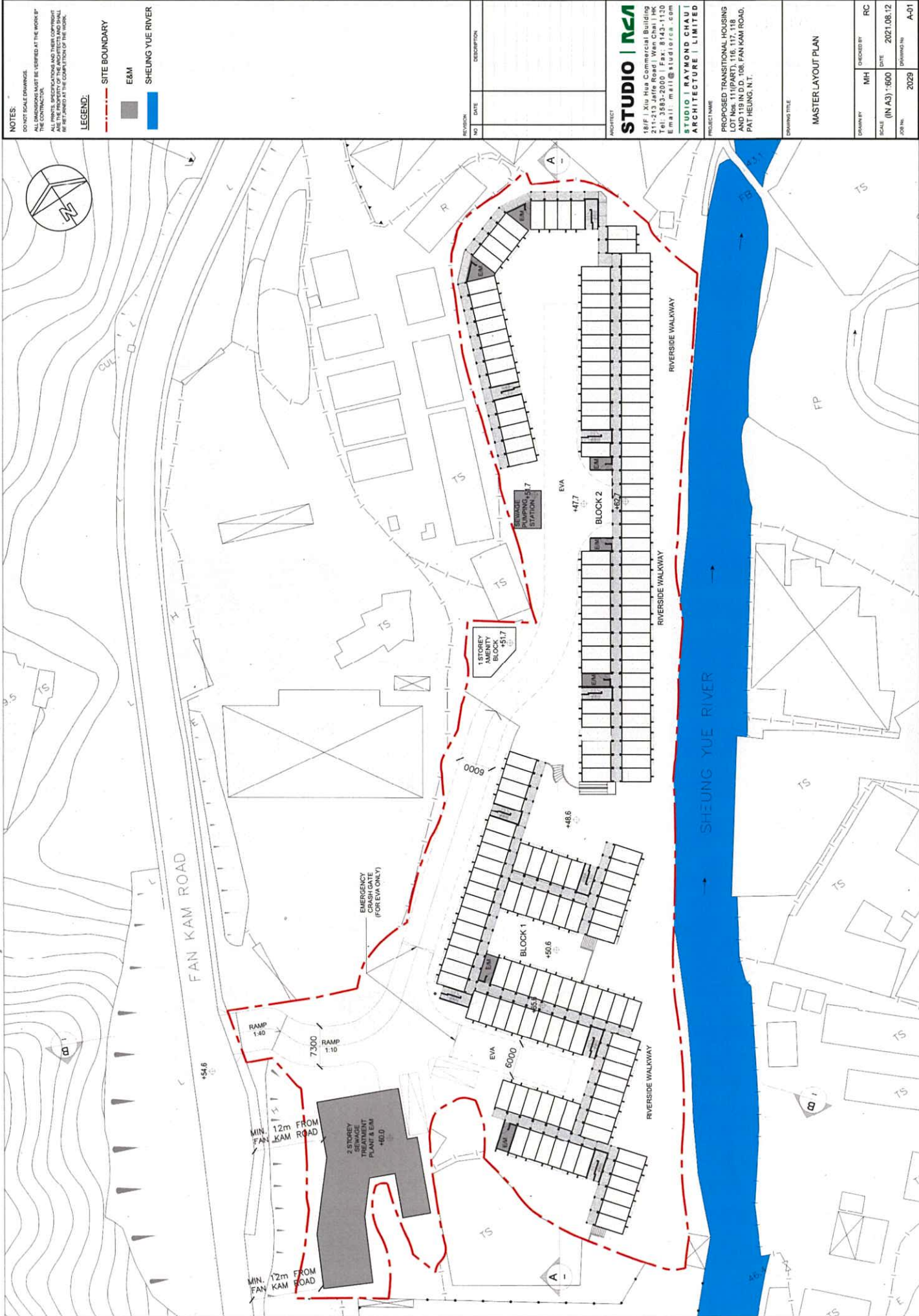
### Identification of Potential Air Quality Impacts

- 2.6.3 Earthworks (e.g. backfilling), infrastructure works, foundation works and road formation work would be required for the construction of the project.
- 2.6.4 Fugitive dust will be the potential major source of air quality impact during the construction phase. Significant emissions are not anticipated from the criteria pollutants –  $\text{NO}_2$ ,  $\text{SO}_2$ , and  $\text{CO}$ , etc. as only a limited number of diesel/ petroleum fuelled machinery would be operating. Moreover, under the Air Pollutant Control (Non-road Mobile Machinery) (Emission) Regulation, only approved or exempted non-road mobile machineries (including mobile generator, air compressor, crawler crane, bulldozer, and etc.) with a proper label are allowed to be used in the construction site. For  $\text{SO}_2$  emission, under Air Pollution Control (Fuel Restriction) Regulation, only liquid fuel with a sulphur content of less than 0.005% by weight are allowed to be used in the construction site. In addition, dust potentially generated as a result of the concreting works can be avoided due to MIC adopted and no basement floor to be built. Based on MIC approach, most of the building structures including façade,

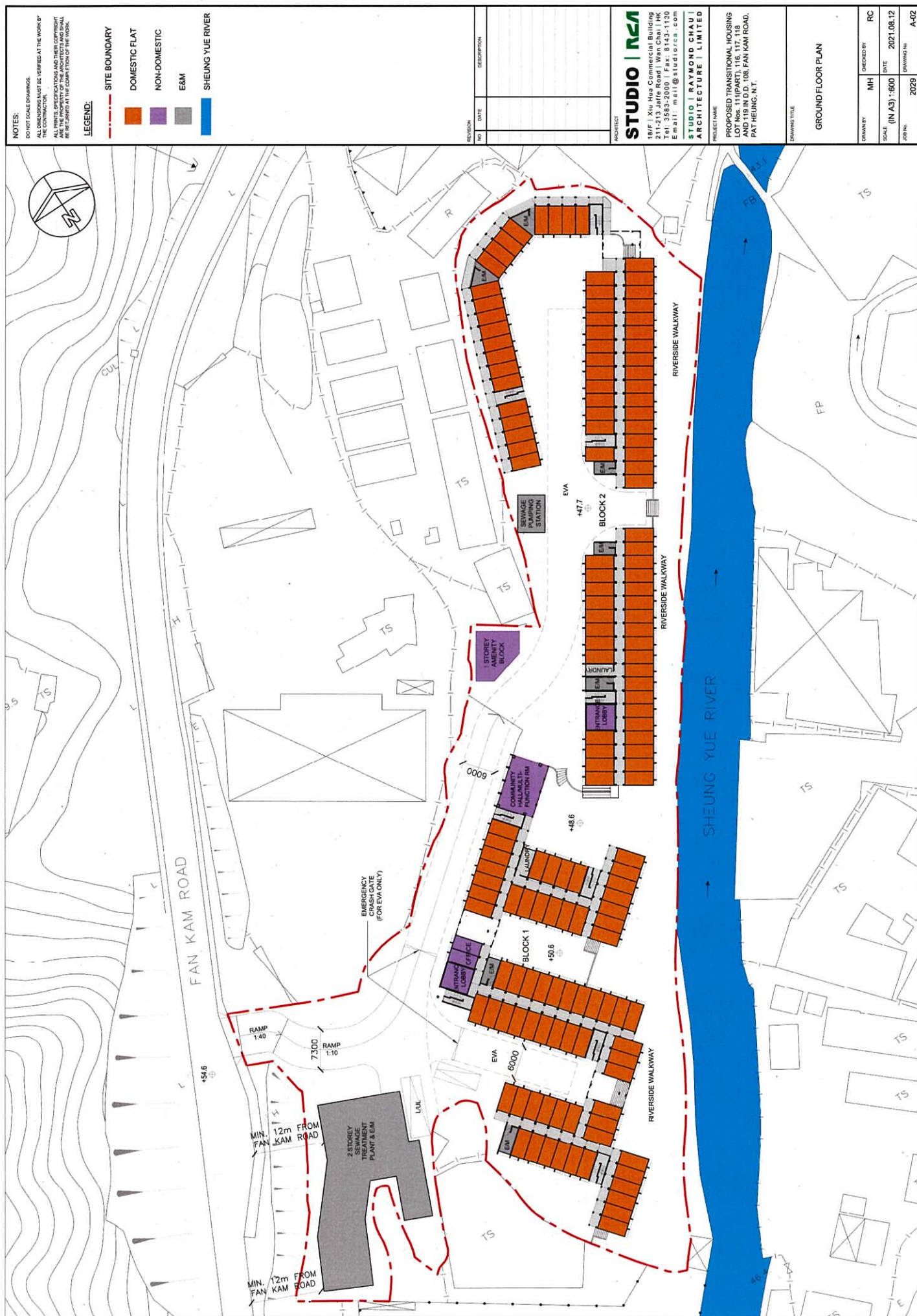
## **Attachment D**

### **Revised Master Layout Plan and Ground Floor Plan**









## **Attachment E**

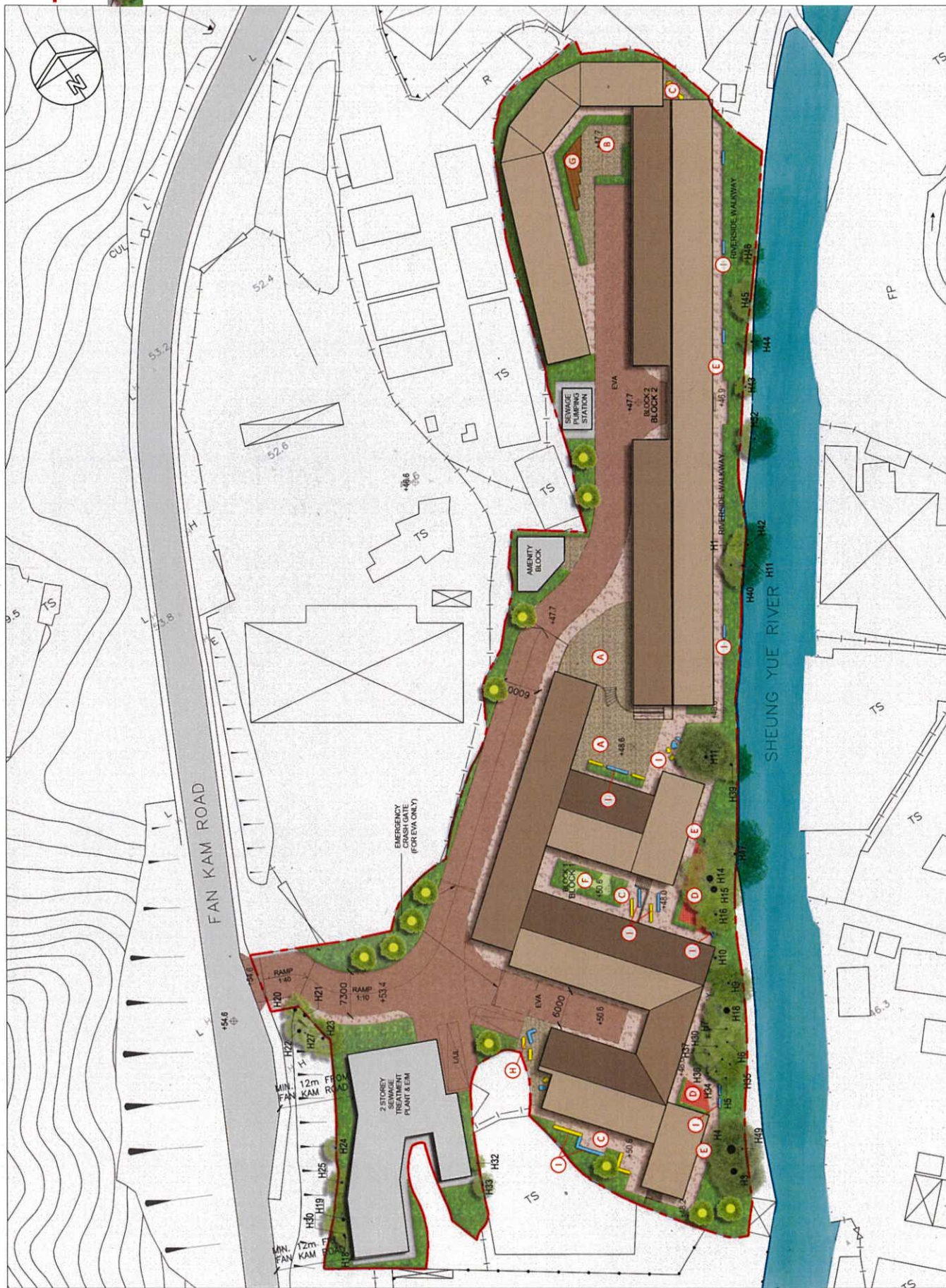
### **Revised Landscape Plans**





# Legend

- Site Boundary
- Planting Area
- Existing Tree
- New Tree
- EVA/Driveway
- Hard paving
- Main Community Plaza
- Sub Community Plaza
- Sitting-out Area
- Exercise Area w/ safety mat
- Riverside Walkway
- Courtyard Garden
- Terraced Seating
- Featured Seating
- Bench



Section 16 Planning Application for the Proposed Temporary Transitional Housing Development for a Period of 3 Years at "Residential (Group D)" Zone, Lots. 111 (Part), 116 to 119 In D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long, N.T.

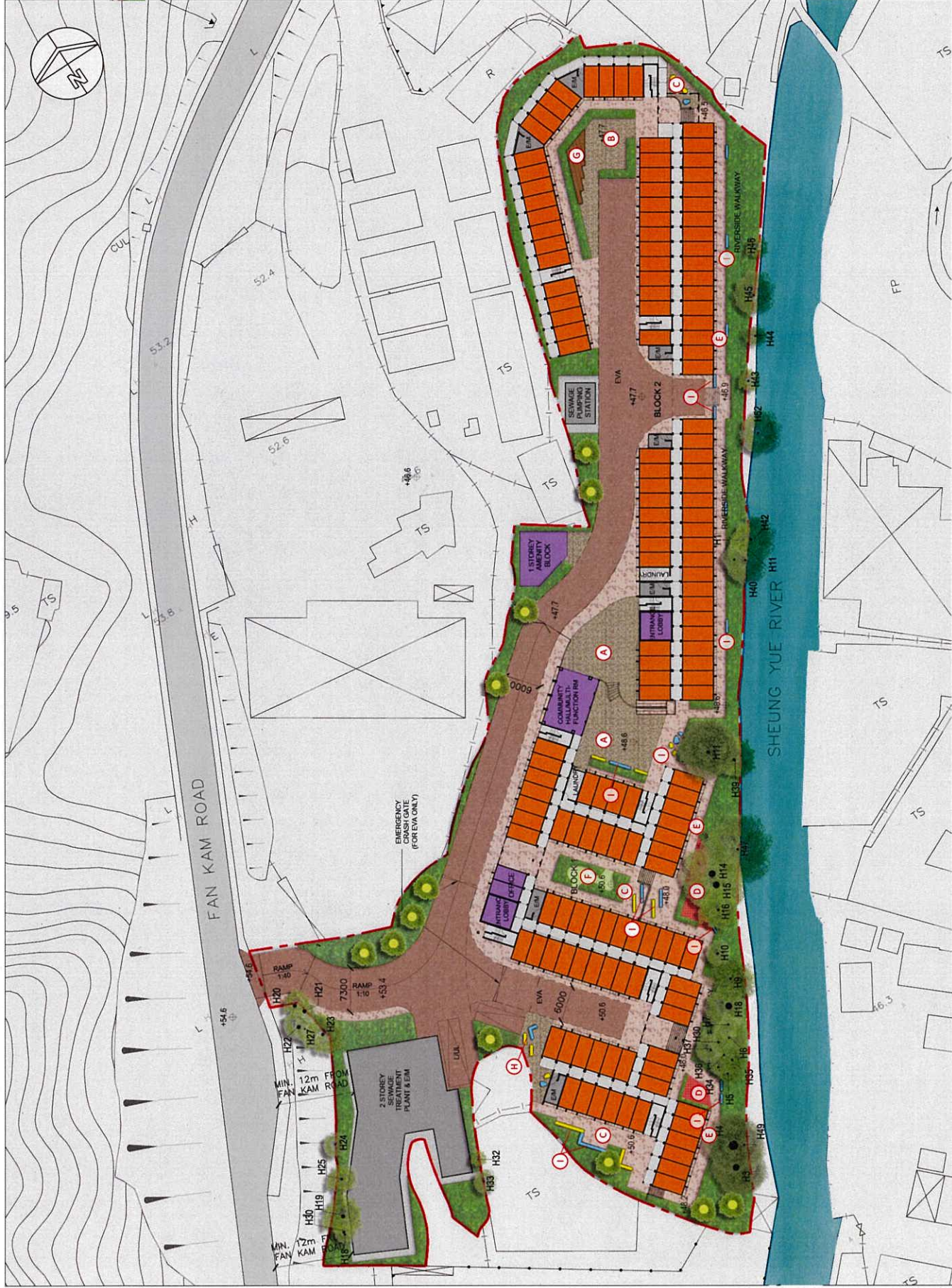
**Landscape Master Plan** (Scale 1:600 @A3)

Dwg no. LP-01 Rev: B  
Date: 13 Aug 21



Legend

- Site Boundary
- Planting Area
- Existing Tree
- New Tree
- EVA/Driveway
- Hard paving
- Main Community Plaza
- Sub Community Plaza
- Sitting-out Area
- Exercise Area w/ safety mat
- Riverside Walkway
- Courtyard Garden
- Terraced Seating
- Featured Seating
- Bench



Section 16 Planning Application for the Proposed Temporary Transitional Housing Development for a Period of 3 Years at "Residential (Group D)" Zone, Lots. 111 (Part), 116 to 119 In D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long, N.T.

**Landscape Master Plan at Ground Floor** (Scale 1:600 @A3)

Dwg no. LP-01.1 Rev: B  
Date: 13 Aug 21



Legend

- - - Site Boundary
- Greenery Area  
Not less than 20% of  
site area = 1744 sq.m



Section 16 Planning Application for the Proposed Transitional Housing Development for a Period of 3 Years at "Residential (Group D)" Zone, Lots. 111 (Part), 116 to 119 In D.D. 108 and

Adjoining Government Land, Pat Heung, Yuen Long, N.T.

**Green Area Demarcation Plan** (Scale 1:600 @A3)0



**Legend**

Site Boundary

Open Space Area  
Not less than  
860 sq.m\*

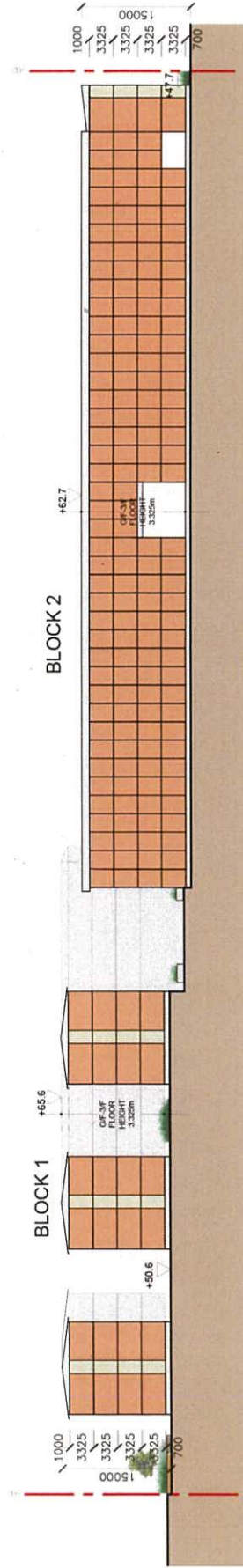
\*Estimation based  
on estimated units:  
510 units  
Estimated population  
860 persons



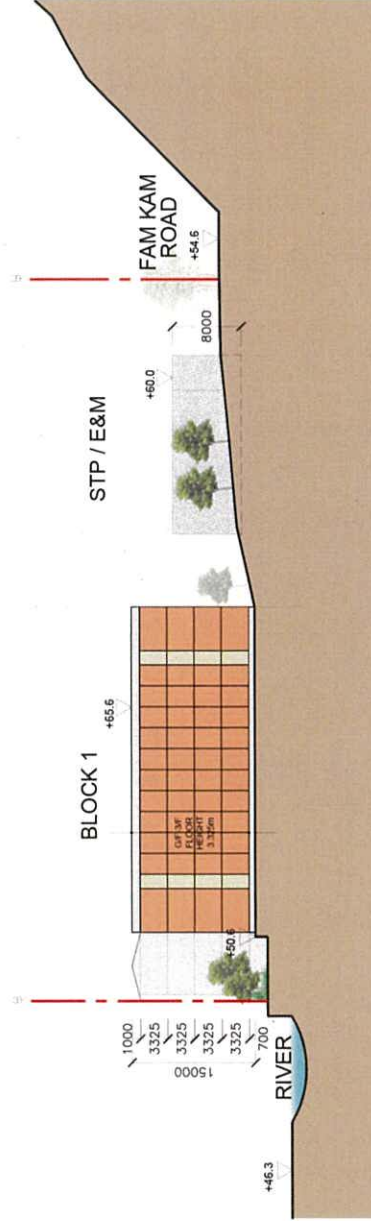
Section 16 Planning Application for the Proposed Transitional Housing Development for a Period of 3 Years at "Residential (Group D)" Zone, Lots. 111 (Part), 116 to 119 In D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long, N.T.

**Open Space Demarcation Plan** (Scale 1:600 @A3)

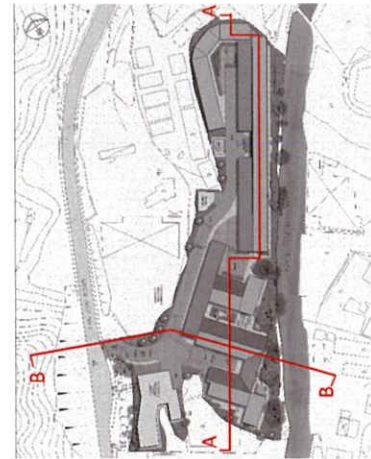




SECTION A-A'



SECTION B-B'



Section 16 Planning Application for the Proposed Transitional Housing Development for a Period of 3 Years at "Residential (Group D)" Zone, Lots. 111 (Part), 116 to 119 In D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long, N.T.

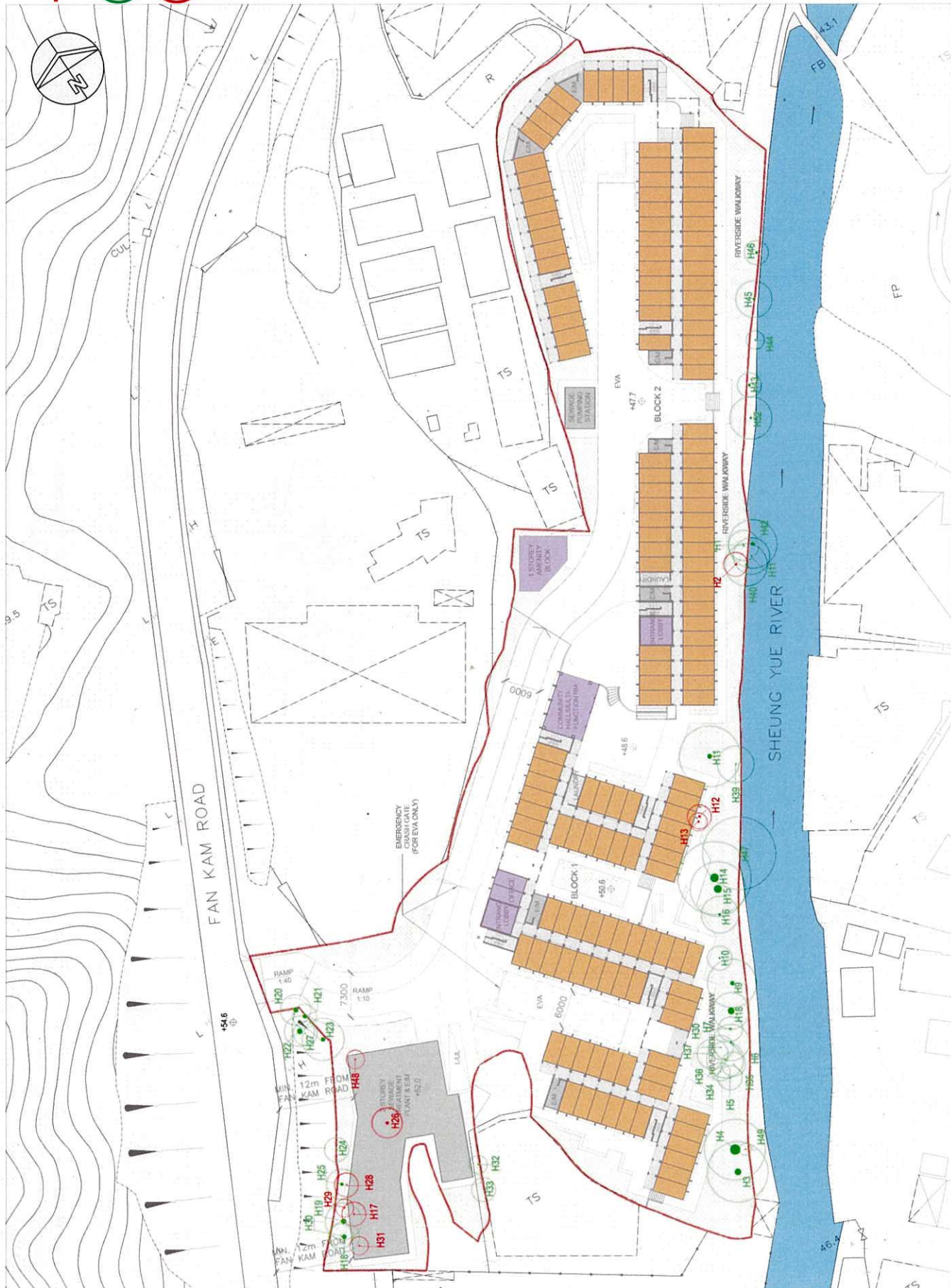
**Sections** (Scale 1:500 @A3)

# Legend

Site Boundary

Existing Tree  
proposed to retain\*

Existing Tree  
proposed to fell



Section 16 Planning Application for the Proposed Transitional Housing Development for a Period of 3 Years at "Residential (Group D)" Zone, Lots. 111 (Part), 116 to 119 In D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long, N.T.

**Tree Treatment Plan** (Scale 1:600 @A3)0

Dwg no. TS-02 Rev: B  
Date: 13 Aug 21







☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



S16 Application No. A/YL-PH/887: Further Information - Fan Kam Road  
Transitional Housing  
23/08/2021 15:15

From: Charlotte Lam  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: "llyduen@pland.gov.hk" <llyduen@pland.gov.hk>, Ka Yue LEUNG  
<kayue.leung@hd.gov.hk>, Theresa Yeung, Natalie Leung  
Sent by:

Dear Sir/Madam,

**S16 Planning Application for Proposed Temporary Transitional Housing Development  
for a Period of 3 Years with Filling and Excavation of Land at  
Lot Nos. 111 (Part), 116 to 119 in D.D. 108 and Adjoining Government Land, Pat  
Heung, Yuen Long, N.T.  
(Planning Application No. A/YL-PH/887)**

We refer to the captioned application and the previous Further Information submitted on 16 Aug 2021.

We would like to emphasize that the landowner of the Application Site, Hunter Properties Limited, was also the applicant of the Approved Residential Care Home for Elderly (RCHE) development. They agree on that the proposed transitional housing will be an interim use where the RCHE development will be implemented in long-term.

We sincerely seek for the favourable consideration from the Town Planning Board to approve this S16 Planning Application. Should you have any queries, please contact the undersigned. Thank you very much.

Best regards,

**Charlotte Lam**  
Assistant Town Planner | Planning

Arup

t. d.  
f.

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Electronic mail messages entering and leaving Arup business systems are scanned for viruses and acceptability of content.



**Previous Applications covering the Application Site**

**Approved S.16 Applications**

|   | <b><u>Application No.</u></b> | <b><u>Proposed Use/ Development</u></b>   | <b><u>Date of Consideration (RNTPC)</u></b> | <b><u>Approval Condition(s)</u></b> |
|---|-------------------------------|---|---|-------------------------------------|
| 1 | A/YL-PH/150                   | Temporary Public Car Park for a Period of 12 Months                                     | 5.12.1997                                   | (1), (2), (3), (4), (5), (6)        |
| 2 | A/YL-PH/268                   | Proposed temporary open storage of private cars prior to sale for a period of 12 months | 16.4.1999                                   | (4), (5), (6)                       |
| 3 | A/YL-PH/282                   | Temporary Open Storage of Machinery for a Period of 12 Months                           | 11.1.2002                                   | (4), (5), (6)                       |

**Approval Conditions:**

- (1) No vehicles without valid licences issued under the Road Traffic Ordinance are allowed to be parked/stored on the application site
- (2) No lorries and container vehicles are allowed to be parked/stored on the application site
- (3) Design and provision of vehicular access
- (4) Submission and implementation of landscaping proposals
- (5) Provision of drainage facilities
- (6) Reinstatement of the application site to an amenity are upon the expiry of the planning permission

**Approved S.12A Application**

|   | <b><u>Application No.</u></b> | <b><u>Proposed Use/ Development</u></b>  | <b><u>Date of Consideration (RNTPC)</u></b> |
|---|-------------------------------|--|---|
| 1 | Y/YL-PH/4                     | To rezone the application site from "R(D)" to "Government, Institution or Community (1)" | 22.12.2017                                  |

**Rejected Applications**

|   | <b><u>Application No.</u></b> | <b><u>Proposed Use/ Development</u></b>  | <b><u>Date of Consideration (RNTPC)</u></b> | <b><u>Rejection Reasons</u></b> |
|---|-------------------------------|--|---|---------------------------------|
| 1 | A/DPA/YL-PH/23                | Workshop for Repairing Vehicles  | 8.9.1994<br>(on review)                     | (1), (2), (3), (4), (5)         |
| 2 | A/YL-PH/5                     | Temporary Car Repairing Workshop and Open Storage of Spare Parts for 12 months | 12.5.1995<br>(on review)                    | (1), (2), (3), (4), (6)         |
| 3 | A/YL-PH/469                   | Temporary Open Storage of Construction Materials for a Period of 3 Years       | 17.9.2004<br>(on review)                    | (7), (8)                        |
| 4 | A/YL-PH/484                   | Temporary Open Storage of Construction Material for a Period of 3 Years        | 20.5.2005<br>(on review)                    | (7), (8)                        |
| 5 | A/YL-PH/526                   | Temporary Sales Centre of Second-hand Private Vehicles for a Period of 3 Years | 15.4.2011                                   | (8), (9)                        |

**Rejection Reasons:**

- (1) Not in line with the planning intention
- (2) Not compatible with the surrounding areas
- (3) No information/ insufficient information has been provided in the submission to demonstrate that the development will not cause environmental impacts on the surrounding areas
- (4) The access road to the development will affect the adjacent bus lay-by and insufficient information has been provided in the submission to demonstrate that the development will not cause adverse traffic impact on the area
- (5) No landscaping proposals have been included in the submission
- (6) Setting an undesirable precedent leading to general degradation of the area
- (7) The development did not comply with the Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses' in that it was not compatible with the nearby residential structures and no submission had been made for compliance with the approval conditions under the previous approval
- (8) There was insufficient information in the submission to demonstrate that the development would not have adverse traffic, drainage and environmental impacts on the surrounding areas
- (9) The proposed development did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13D) in that there were adverse departmental comments on traffic, environmental and drainage aspects

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
Reference Number: 210805-215320-15953

提交限期  
Deadline for submission: 06/08/2021

提交日期及時間  
Date and time of submission: 05/08/2021 21:53:20

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-PH/887

「提意見人」姓名/名稱  
Name of person making this comment: 先生 Mr. Cheuk

意見詳情  
Details of the Comment :

支持，房屋問題需要正視

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
Reference Number: 210805-215512-70833

提交限期  
Deadline for submission: 06/08/2021

提交日期及時間  
Date and time of submission: 05/08/2021 21:55:12

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-PH/887

「提意見人」姓名/名稱  
Name of person making this comment: 女士 Ms. cheung

意見詳情  
Details of the Comment :

支持，協助基層不可猶豫

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

210805-220422-41159

提交限期

Deadline for submission:

06/08/2021

提交日期及時間

Date and time of submission:

05/08/2021 22:04:22

有關的規劃申請編號

The application no. to which the comment relates: A/YL-PH/887

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Mandy Chan

意見詳情

Details of the Comment :

這個計劃都幾好，可以多一個選擇短期幫一些有需要而買不到樓夫婦有個環境好過劏房  
居住環境

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
Reference Number: 210805-221032-21851

提交限期  
Deadline for submission: 06/08/2021

提交日期及時間  
Date and time of submission: 05/08/2021 22:10:32

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-PH/887

「提意見人」姓名/名稱  
Name of person making this comment: 女士 Ms. moong yk

意見詳情  
Details of the Comment :

十分支持過到性房屋項目，便到有需要的家庭得到合適的配對，可以有一個理想的居住環境，到社區的資源支援他們的家庭生活，造福人群！

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
Reference Number: 210805-223127-37039

提交限期  
Deadline for submission: 06/08/2021

提交日期及時間  
Date and time of submission: 05/08/2021 22:31:27

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-PH/887

「提意見人」姓名/名稱  
Name of person making this comment: 女士 Ms. Fung

意見詳情  
Details of the Comment :

過渡性房屋能解決基層家庭住屋需要，十分值得支持。



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
Reference Number: 210805-224449-16567

提交限期  
Deadline for submission: 06/08/2021

提交日期及時間  
Date and time of submission: 05/08/2021 22:44:49

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-PH/887

「提意見人」姓名/名稱  
Name of person making this comment: 小姐 Miss Eva

意見詳情  
Details of the Comment :

實在是窮人的希望，唔駛住環境差差劣的劏房，希望可以盡快落實更多過渡性房屋

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

210805-234147-21682

提交限期

Deadline for submission:

06/08/2021

提交日期及時間

Date and time of submission:

05/08/2021 23:41:47

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/887

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Leo Hui

意見詳情

Details of the Comment :

贊成興建過液性房屋，協助解決房屋問題。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
Reference Number: 210805-234625-92386

提交限期  
Deadline for submission: 06/08/2021

提交日期及時間  
Date and time of submission: 05/08/2021 23:46:25

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-PH/887

「提意見人」姓名/名稱  
Name of person making this comment: 先生 Mr. Cheng Yuen Ho

意見詳情  
Details of the Comment :

十分贊成及支持此項目的推行，惠及有需要的市民。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
Reference Number: 210806-063939-43644

提交限期  
Deadline for submission: 06/08/2021

提交日期及時間  
Date and time of submission: 06/08/2021 06:39:39

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-PH/887

「提意見人」姓名/名稱  
Name of person making this comment: 先生 Mr. 存

意見詳情  
Details of the Comment :

支持，用更多方法嘗試改善房屋問題

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
Reference Number: 210806-065020-94179

提交限期  
Deadline for submission: 06/08/2021

提交日期及時間  
Date and time of submission: 06/08/2021 06:50:20

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-PH/887

「提意見人」姓名/名稱  
Name of person making this comment: 先生 Mr. 鄧

意見詳情  
Details of the Comment :

社福機構共同參與的房屋政策－過渡性社會房屋，項目可暫緩基層人士及家庭住屋需要外，同時亦透過社福機構提供適切社會服務，強化入住人士的個人能力和家庭功能，推動社區參與和貢獻，凝聚社會資本。

這是好的意念



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
Reference Number: 210806-081341-53878

提交限期  
Deadline for submission: 06/08/2021

提交日期及時間  
Date and time of submission: 06/08/2021 08:13:41

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-PH/887

「提意見人」姓名/名稱  
Name of person making this comment: 先生 Mr. Sit

意見詳情  
Details of the Comment :

房屋問題在香港存在已是幾十年嘅問題，過渡性房屋算是其中一個短期 解決問題 方案，值得支持。日後再規劃選址，最好能多些在市區更合適。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
Reference Number: 210806-091108-30311

提交限期  
Deadline for submission: 06/08/2021

提交日期及時間  
Date and time of submission: 06/08/2021 09:11:08

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-PH/887

「提意見人」姓名/名稱  
Name of person making this comment: 先生 Mr. Lo

意見詳情  
Details of the Comment :

政府可積極考慮加大力度去推行過渡性社會房屋計劃及加快公屋的輪候進度，所以此計劃應持續地進行，以幫助更多有需要的人士改善他們的生活環境。

同時，由於計劃所涉及的資金較多，所以政府更應善用有關的款項，讓負責機構持續地推行此計劃。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
Reference Number: 210806-093743-96885

提交限期  
Deadline for submission: 06/08/2021

提交日期及時間  
Date and time of submission: 06/08/2021 09:37:43

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-PH/887

「提意見人」姓名/名稱  
Name of person making this comment: 女士 Ms. Lui

意見詳情  
Details of the Comment :

現時居住惡劣環境的基層家庭非常多，非常支持政府推行過度房屋，落實幫助市民

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
Reference Number: 210806-094734-45377

提交限期  
Deadline for submission: 06/08/2021

提交日期及時間  
Date and time of submission: 06/08/2021 09:47:34

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-PH/887

「提意見人」姓名/名稱  
Name of person making this comment: 小姐 Miss Ip

意見詳情  
Details of the Comment :

非常感謝你們的安排！  
這個計劃幫助了很多輪候公屋的人士。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

210806-123540-60028

提交限期

Deadline for submission:

06/08/2021

提交日期及時間

Date and time of submission:

06/08/2021 12:35:40

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/887

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. yeung

意見詳情

Details of the Comment :

相關規劃關乎民生迫切需要、土地使用(住用/非住用)比例合理。



08-05-'21 10:38 FROM- PAT HEUNG RC

24888056

T-025 P0001/0001 F-211

5-10

## 八鄉鄉事委員會



PAT HEUNG RURAL COMMITTEE

新界元朗八鄉上村4號V 電話：2488 6633 2488 6409 傳真：2488 8056 電郵：office@patheung.com  
4V, SHEUNG TSUEN, PAT HEUNG, YUEN LONG, N.T. TEL: 2488 6633 2488 6409 FAX: 2488 8056 E-mail: office@patheung.com

(傳真 2877 0245 及郵遞)

本會檔號：140/PHRC/2019/23/02

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓



執事先生/女士：

### 反對擬議臨時過渡性房屋發展(為期3年)填土及挖土工程 (申請編號：A/YL-PH/887)

本會就上標申請作出強烈反對，提出反對的理由如下：

1. 因本鄉已先後有三個過渡性房屋發展項目(包括江夏圍、七星崗村及鄰近錦上路西鐵站的附近紅地)，令八鄉的居住環境及民生受到極嚴重影響，因各項配套不足，因而超舉本鄉的負荷，居民已達到零容忍；
2. 現擬議臨時過渡性房屋發展的八鄉打石湖村必經的狹窄粉錦公路已有百年歷史，但從未擴建過。況且由打石湖村至上、下峯村的路段經常崩山泥傾瀉。幾年前的超級颱風「山竹」造成山泥傾瀉堵塞粉錦公路，封閉超過一星期，居民生活受到嚴重影響，危險情況到今天仍沒有改善，令居民害怕再受害；
3. 由打石湖村至橫台山上峯村、下峯村、竹坑村、永寧里至徽村已聚居萬多人，平時上下班時，居住在該段粉錦公路的居民難以乘坐公共交通工具。若在打石湖村再興建過渡性房屋的話，居民更難以乘坐公共交通工具，影響日常生活；
4. 另外沿錦上路西鐵站及東匯路附近地段，在未來幾年將興建多幢公共及私人房屋，將有超過四萬人遷入，但現時政府仍沒有一個完善的交通及公共設施規劃，相信日後受害的不但是原有的八鄉居民，更使新遷入者也同樣受苦。

為此，懇請城市規劃委員會及政府相關部門重視本會及八鄉居民的意見，否決上標申請。



八鄉鄉事委員會主席：鄧瑞民  
副主席：郭永昌  
黎永添

2021年8月5日

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓



執事先生/女士：

反對擬議臨時過渡性房屋發展(為期3年)填土及挖土工程  
(申請編號：A/YL-PH/887)

本人就上標申請作出強烈反對，反對的理由如下：

1. 因本鄉已先後有三個過渡性房屋發展項目(包括江夏圍、七星崗村及鄰近錦上路西鐵站的附近工地)，令八鄉的居住環境及民生受到極嚴重影響，因各項配套不足，因而超乎本鄉的負荷，居民已達到零容忍；
2. 現擬議臨時過渡性房屋發展的八鄉打石湖村必經的狹窄粉錦公路已有百年歷史，但從未擴建過。況且由打石湖村至上、下輦村的路段經常有山坭傾瀉。幾年前的超級颱風「山竹」造成山坭傾瀉堵塞粉錦公路，封閉超過一星期，居民生活受到嚴重影響，危險情況到今天仍沒有改善，令居民害怕再受害；
3. 由打石湖村至橫台山上輦村、下輦村、竹坑村、永寧里至散村已聚居萬多人，平時上下班時，居住在該段粉錦公路的居民難以乘坐公共交通工具。若在打石湖村再興建過渡性房屋的話，居民更難以乘坐公共交通工具，影響日常生活；
4. 另外沿錦上路西鐵站及東匯路附近地段，在未來幾年將興建多幢公共及私人房屋，將有超過四萬人遷入；但現時政府仍沒有一個完善的交通及公共設施規劃，相信日後受害的不但是原有的八鄉居民，更使新遷入者也同樣受苦。

為此，懇請城市規劃委員會及政府相關部門重視八鄉鄉事委員會及八鄉居民的意見，  
否決上標申請。八鄉居民： 鄧玉華  
姓名： 鄧玉華  
聯絡電話： [REDACTED]

2021年8月5日

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓



執事先生/女士：

反對擬議臨時過渡性房屋發展(為期3年)填土及挖土工程  
(申請編號：A/YL-PH/887)

本人就上標申請作出強烈反對，反對的理由如下：

1. 因本鄉已先後有三個過渡性房屋發展項目(包括江夏圍、七星崗村及鄰近錦上路西鐵站的附近工地)，令入鄉的居住環境及民生受到極嚴重影響，因各項配套不足，因而超乎本鄉的負荷，居民已達到零容忍；
2. 現擬議臨時過渡性房屋發展的入鄉打石湖村必經的狹窄粉錦公路已有百年歷史，但從未擴建過。況且由打石湖村至上、下輦村的路段經常有山坭傾瀉。幾年前的超級颱風「山竹」造成山坭傾瀉堵塞粉錦公路，封閉超過一星期，居民生活受到嚴重影響，危險情況到今天仍沒有改善，令居民害怕再受害；
3. 由打石湖村至橫台山上輦村、下輦村、竹坑村、永寧里至散村已聚居萬多人，平時上下班時，居住在該段粉錦公路的居民難以乘坐公共交通工具。若在打石湖村再興建過渡性房屋的話，居民更難以乘坐公共交通工具，影響日常生活；
4. 另外沿錦上路西鐵站及東匯路附近地段，在未來幾年將興建多幢公共及私人房屋，將有超過四萬人遷入；但現時政府仍沒有一個完善的交通及公共設施規劃，相信日後受害的不但是原有的入鄉居民，更使新遷入者也同樣受苦。

為此，懇請城市規劃委員會及政府相關部門重視入鄉鄉事委員會及入鄉居民的意見，  
否決上標申請。八鄉居民：陳玉華  
姓名：陳玉華  
聯絡電話：[REDACTED]

2021年8月5日

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓



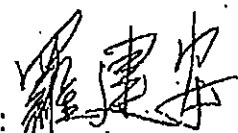
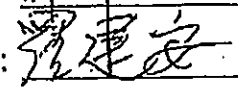

執事先生/女士：

反對擬議臨時過渡性房屋發展(為期 3 年)填土及挖土工程  
(申請編號：A/YL-PH/887)

本人就上標申請作出強烈反對，反對的理由如下：

1. 因本鄉已先後有三個過渡性房屋發展項目(包括江夏圍、七星崗村及鄰近錦上路西鐵站的附近工地)，令八鄉的居住環境及民生受到極嚴重影響，因各項配套不足，因而超乎本鄉的負荷，居民已達到零容忍；
2. 現擬議臨時過渡性房屋發展的八鄉打石湖村必經的狹窄粉錦公路已有百年歷史，但從未擴建過。況且由打石湖村至上、下輦村的路段經常有山坭傾瀉。幾年前的超級颱風「山竹」造成山坭傾瀉堵塞粉錦公路，封閉超過一星期，居民生活受到嚴重影響，危險情況到今天仍沒有改善，令居民害怕再受害；
3. 由打石湖村至橫台山上輦村、下輦村、竹坑村、永寧里至散村已聚居萬多人，平時上下班時，居住在該段粉錦公路的居民難以乘坐公共交通工具。若在打石湖村再興建過渡性房屋的話，居民更難以乘坐公共交通工具，影響日常生活；
4. 另外沿錦上路西鐵站及東匯路附近地段，在未來幾年將興建多幢公共及私人房屋，將有超過四萬人遷入；但現時政府仍沒有一個完善的交通及公共設施規劃，相信日後受害的不但是原有的八鄉居民，更使新遷入者也同樣受苦。

為此，懇請城市規劃委員會及政府相關部門重視八鄉鄉事委員會及八鄉居民的意見，否決上標申請。

八鄉居民：  
姓名：  
聯絡電話：

2021 年 8 月 5 日

城市規劃委員會秘書  
香港北角渣華道 333 號北角政府合署 15 樓



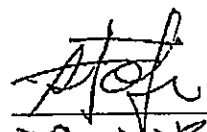
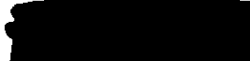
執事先生/女士：

反對擬議臨時過渡性房屋發展(為期 3 年)填土及挖土工程  
(申請編號：A/YL-PH/887)

本人就上標申請作出強烈反對，反對的理由如下：

1. 因本鄉已先後有三個過渡性房屋發展項目(包括江夏圍、七星崗村及鄰近錦上路西鐵站的附近工地)，令八鄉的居住環境及民生受到極嚴重影響，因各項配套不足，因而超乎本鄉的負荷，居民已達到零容忍；
2. 現擬議臨時過渡性房屋發展的八鄉打石湖村必經的狹窄粉錦公路已有百年歷史，但從未擴建過。況且由打石湖村至上、下輦村的路段經常有山坭傾瀉。幾年前的超級颱風「山竹」造成山坭傾瀉堵塞粉錦公路，封閉超過一星期，居民生活受到嚴重影響，危險情況到今天仍沒有改善，令居民害怕再受害；
3. 由打石湖村至橫台山上輦村、下輦村、竹坑村、永寧里至散村已聚居萬多人，平時上下班時，居住在該段粉錦公路的居民難以乘坐公共交通工具。若在打石湖村再興建過渡性房屋的話，居民更難以乘坐公共交通工具，影響日常生活；
4. 另外沿錦上路西鐵站及東匯路附近地段，在未來幾年將興建多幢公共及私人房屋，將有超過四萬人遷入；但現時政府仍沒有一個完善的交通及公共設施規劃，相信日後受害的不但是原有的八鄉居民，更使新遷入者也同樣受苦。

為此，懇請城市規劃委員會及政府相關部門重視八鄉鄉事委員會及八鄉居民的意見，否決上標申請。

八鄉居民：   
姓名： 梁浩深  
聯絡電話： 

2021 年 8 月 5 日

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

執事先生/女士：



反對擬議臨時過渡性房屋發展(為期 3 年)填土及挖土工程

(申請編號：A/YL-PH/887)

本人就上標申請作出強烈反對，反對的理由如下：

1. 因本鄉已先後有三個過渡性房屋發展項目(包括江夏圍、七星崗村及鄰近錦上路西鐵站的附近工地)，令八鄉的居住環境及民生受到極嚴重影響，因各項配套不足，因而超乎本鄉的負荷，居民已達到零容忍；
2. 現擬議臨時過渡性房屋發展的八鄉打石湖村必經的狹窄粉錦公路已有百年歷史，但從未擴建過。況且由打石湖村至上、下輦村的路段經常有山泥傾瀉。幾年前的超級颱風「山竹」造成山泥傾瀉堵塞粉錦公路，封閉超過一星期，居民生活受到嚴重影響，危險情況到今天仍沒有改善，令居民害怕再受害；
3. 由打石湖村至橫台山上輦村、下輦村、竹坑村、永寧里至散村已聚居萬多人，平時上下班時，居住在該段粉錦公路的居民難以乘坐公共交通工具。若在打石湖村再興建過渡性房屋的話，居民更難以乘坐公共交通工具，影響日常生活；
4. 另外沿錦上路西鐵站及東匯路附近地段，在未來幾年將興建多幢公共及私人房屋，將有超過四萬人遷入；但現時政府仍沒有一個完善的交通及公共設施規劃，相信日後受害的不但是原有的八鄉居民，更使新遷入者也同樣受苦。

為此，懇請城市規劃委員會及政府相關部門重視八鄉鄉事委員會及八鄉居民的意見，否決上標申請。

八鄉居民：

姓名：

聯絡電話：

2021 年 8 月 5 日

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓



執事先生/女士：

反對擬議臨時過渡性房屋發展(為期 3 年)填土及挖土工程  
(申請編號：A/YL-PH/887)

本人就上標申請作出強烈反對，反對的理由如下：

1. 因本鄉已先後有三個過渡性房屋發展項目(包括江夏圍、七星崗村及鄰近錦上路西鐵站的附近工地)，令八鄉的居住環境及民生受到極嚴重影響，因各項配套不足，因而超乎本鄉的負荷，居民已達到零容忍；
2. 現擬議臨時過渡性房屋發展的八鄉打石湖村必經的狹窄粉錦公路已有百年歷史，但從未擴建過。況且由打石湖村至上、下輦村的路段經常有山坭傾瀉。幾年前的超級颱風「山竹」造成山坭傾瀉堵塞粉錦公路，封閉超過一星期，居民生活受到嚴重影響，危險情況到今天仍沒有改善，令居民害怕再受害；
3. 由打石湖村至橫台山上輦村、下輦村、竹坑村、永寧里至散村已聚居萬多人，平時上下班時，居住在該段粉錦公路的居民難以乘坐公共交通工具。若在打石湖村再興建過渡性房屋的話，居民更難以乘坐公共交通工具，影響日常生活；
4. 另外沿錦上路西鐵站及東匯路附近地段，在未來幾年將興建多幢公共及私人房屋，將有超過四萬人遷入；但現時政府仍沒有一個完善的交通及公共設施規劃，相信日後受害的不但是原有的八鄉居民，更使新遷入者也同樣受苦。

為此，懇請城市規劃委員會及政府相關部門重視八鄉鄉事委員會及八鄉居民的意見，否決上標申請。

八鄉居民：

姓名：

聯絡電話：

2021 年 8 月 5 日



Appendix III-23 of RNTPC  
Paper No. A/YL-PH/887

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

執事先生/女士：

反對擬議臨時過渡性房屋發展(為期3年)填土及挖土工程  
(申請編號：A/YL-PH/887)

本人就上標申請作出強烈反對，反對的理由如下：

1. 因本鄉已先後有三個過渡性房屋發展項目(包括江夏圍、七星崗村及鄰近錦上路西鐵站的附近工地)，令八鄉的居住環境及民生受到極嚴重影響，因各項配套不足，因而超乎本鄉的負荷，居民已達到零容忍；
2. 現擬議臨時過渡性房屋發展的八鄉打石湖村必經的狹窄粉錦公路已有百年歷史，但從未擴建過。況且由打石湖村至上、下輦村的路段經常有山坭傾瀉。幾年前的超級颱風「山竹」造成山坭傾瀉堵塞粉錦公路，封閉超過一星期，居民生活受到嚴重影響，危險情況到今天仍沒有改善，令居民害怕再受害；
3. 由打石湖村至橫台山上輦村、下輦村、竹坑村、永寧里至散村已聚居萬多人，平時上下班時，居住在該段粉錦公路的居民難以乘坐公共交通工具。若在打石湖村再興建過渡性房屋的話，居民更難以乘坐公共交通工具，影響日常生活；
4. 另外沿錦上路西鐵站及東匯路附近地段，在未來幾年將興建多幢公共及私人房屋，將有超過四萬人遷入；但現時政府仍沒有一個完善的交通及公共設施規劃，相信日後受害的不但是原有的八鄉居民，更使新遷入者也同樣受苦。

為此，懇請城市規劃委員會及政府相關部門重視八鄉鄉事委員會及八鄉居民的意見，否決上標申請。

八鄉居民：鄧強勝  
姓名：黃強權

聯絡電話：

2021年8月5日

Appendix III-24 of RNTPC  
Paper No. A/YL-PH/887

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

執事先生/ 女士：

反對擬議臨時過渡性房屋發展(為期 3 年)填土及挖土工程  
(申請編號：A/YL-PH/887)

本人就上標申請作出強烈反對，反對的理由如下：

1. 因本鄉已先後有三個過渡性房屋發展項目(包括江夏圍、七星崗村及鄰近錦上路西鐵站的附近工地)，令八鄉的居住環境及民生受到極嚴重影響，因各項配套不足，因而超乎本鄉的負荷，居民已達到零容忍；
2. 現擬議臨時過渡性房屋發展的八鄉打石湖村必經的狹窄粉錦公路已有百年歷史，但從未擴建過。況且由打石湖村至上、下輦村的路段經常有山泥傾瀉。幾年前的超級颱風「山竹」造成山泥傾瀉堵塞粉錦公路，封閉超過一星期，居民生活受到嚴重影響，危險情況到今天仍沒有改善，令居民害怕再受害；
3. 由打石湖村至橫台山上輦村、下輦村、竹坑村、永寧里至散村已聚居萬多人，平時上下班時，居住在該段粉錦公路的居民難以乘坐公共交通工具。若在打石湖村再興建過渡性房屋的話，居民更難以乘坐公共交通工具，影響日常生活；
4. 另外沿錦上路西鐵站及東匯路附近地段，在未來幾年將興建多幢公共及私人房屋，將有超過四萬人遷入；但現時政府仍沒有一個完善的交通及公共設施規劃，相信日後受害的不但是原有的八鄉居民，更使新遷入者也同樣受苦。

為此，懇請城市規劃委員會及政府相關部門重視八鄉鄉事委員會及八鄉居民的意見，否決上標申請。



八鄉居民：鄧瑞強

姓名：鄧瑞強

聯絡電話：

2021 年 8 月 5 日

Appendix III-25 of RNTPC  
Paper No. A/YL-PH/887

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

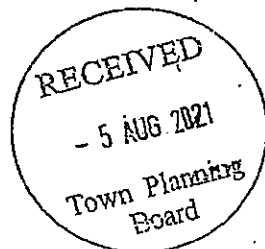
執事先生/女士：

反對擬議臨時過渡性房屋發展(為期3年)填土及挖土工程  
(申請編號：A/YL-PH/887)

本人就上標申請作出強烈反對，反對的理由如下：

1. 因本鄉已先後有三個過渡性房屋發展項目(包括江夏圍、七星崗村及鄰近錦上路西鐵站的附近工地)，令入鄉的居住環境及民生受到極嚴重影響，因各項配套不足，因而超乎本鄉的負荷，居民已達到零容忍；
2. 現擬議臨時過渡性房屋發展的入鄉打石湖村必經的狹窄粉錦公路已有百年歷史，但從未擴建過。況且由打石湖村至上、下輦村的路段經常有山泥傾瀉。幾年前的超級颱風「山竹」造成山泥傾瀉堵塞粉錦公路，封閉超過一星期，居民生活受到嚴重影響，危險情況到今天仍沒有改善，令居民害怕再受害；
3. 由打石湖村至橫台山上輦村、下輦村、竹坑村、永寧里至散村已聚居萬多人，平時上下班時，居住在該段粉錦公路的居民難以乘坐公共交通工具。若在打石湖村再興建過渡性房屋的話，居民更難以乘坐公共交通工具，影響日常生活；
4. 另外沿錦上路西鐵站及東匯路附近地段，在未來幾年將興建多幢公共及私人房屋，將有超過四萬人遷入；但現時政府仍沒有一個完善的交通及公共設施規劃，相信日後受害的不但是原有的入鄉居民，更使新遷入者也同樣受苦。

為此，懇請城市規劃委員會及政府相關部門重視入鄉鄉事委員會及入鄉居民的意見，否決上標申請。

入鄉居民： 鄧志光姓名： 鄧志光

聯絡電話：

2021年8月5日

Appendix III-26 of RNTPC  
Paper No. A/YL-PH/887

城市規劃委員會秘書  
香港北角渣華道 333 號北角政府合署 15 樓

執事先生/女士：

反對擬議臨時過渡性房屋發展(為期 3 年)填土及挖土工程  
(申請編號：A/YL-PH/887)

本人就上標申請作出強烈反對，反對的理由如下：

1. 因本鄉已先後有三個過渡性房屋發展項目(包括江夏圍、七星崗村及鄰近錦上路西鐵站的附近工地)，令八鄉的居住環境及民生受到極嚴重影響，因各項配套不足，因而超乎本鄉的負荷，居民已達到零容忍；
2. 現擬議臨時過渡性房屋發展的八鄉打石湖村必經的狹窄粉錦公路已有百年歷史，但從未擴建過。況且由打石湖村至上、下輦村的路段經常有山泥傾瀉。幾年前的超級颱風「山竹」造成山泥傾瀉堵塞粉錦公路，封閉超過一星期，居民生活受到嚴重影響，危險情況到今天仍沒有改善，令居民害怕再受害；
3. 由打石湖村至橫台山上輦村、下輦村、竹坑村、永寧里至散村已聚居萬多人，平時上下班時，居住在該段粉錦公路的居民難以乘坐公共交通工具。若在打石湖村再興建過渡性房屋的話，居民更難以乘坐公共交通工具，影響日常生活；
4. 另外沿錦上路西鐵站及東匯路附近地段，在未來幾年將興建多幢公共及私人房屋，將有超過四萬人遷入；但現時政府仍沒有一個完善的交通及公共設施規劃，相信日後受害的不但是原有的八鄉居民，更使新遷入者也同樣受苦。

為此，懇請城市規劃委員會及政府相關部門重視八鄉鄉事委員會及八鄉居民的意見，否決上標申請。



八鄉居民：

姓名：

鄭運宏

聯絡電話：

2021 年 8 月 5 日

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

執事先生/女士：

反對擬議臨時過渡性房屋發展(為期 3 年)填土及挖土工程  
(申請編號：A/YL-PH/887)

本人就上標申請作出強烈反對，反對的理由如下：

1. 因本鄉已先後有三個過渡性房屋發展項目(包括江夏圍、七星崗村及鄰近錦上路西鐵站的附近工地)，令入鄉的居住環境及民生受到極嚴重影響，因各項配套不足，因而超乎本鄉的負荷，居民已達到零容忍；
2. 現擬議臨時過渡性房屋發展的八鄉打石湖村必經的狹窄粉錦公路已有百年歷史，但從未擴建過。況且由打石湖村至上、下輦村的路段經常有山坭傾瀉。幾年前的超級颱風「山竹」造成山坭傾瀉堵塞粉錦公路，封閉超過一星期，居民生活受到嚴重影響，危險情況到今天仍沒有改善，令居民害怕再受害；
3. 由打石湖村至橫台山上輦村、下輦村、竹坑村、永寧里至散村已聚居萬多人，平時上下班時，居住在該段粉錦公路的居民難以乘坐公共交通工具。若在打石湖村再興建過渡性房屋的話，居民更難以乘坐公共交通工具，影響日常生活；
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為此，懇請城市規劃委員會及政府相關部門重視八鄉鄉事委員會及八鄉居民的意見，否決上標申請。



八鄉居民：張鶴齡  
姓名：張鶴齡  
聯絡電話：

2021 年 8 月 5 日

Appendix III-28 of RNTPC  
Paper No. A/YL-PH/887

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

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八鄉居民：

姓名：

聯絡電話：

2021 年 8 月 5 日

Appendix III-29 of RNTPC  
Paper No. A/YL-PH/887

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八鄉居民：

姓名：

聯絡電話：

2021 年 8 月 5 日



規劃署  
粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號中染大廈 22 樓 2202 室

貴處檔號：TPB/A/YL-PH/887.



反對臨時過渡性房屋發展申請  
新界元朗八鄉丈量約份第 108 約地段第 111 號(部份)、第 116 號、第 117 號、第 118 號及第 119 號和毗連政府土地

敬啟者：

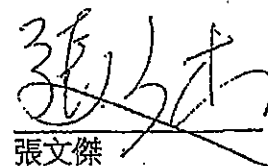
本人張文傑，為元朗八鄉粉錦公路上嶺村原居民，並一直居於村內二十多年。現發此函，反對上述地段，則位於粉錦公路鄰村打石湖村，申請興建過渡性房屋，理由如下：

- 一、粉錦公路是單線雙程行車，道路由上水至八鄉警署，途經多條鄉村，區內住上過萬人，出入人數眾多，交通非常繁忙，尤其上下班時段，簡直人車爭路，而僅得一條 77K 巴士路線來回，每隔 20-30 分鐘才開出一班。目前，道路本身使用率已經飽和，而道路數十年來，無法擴展開來。因此，他日如興建數百所過渡性房屋，區內人口激增，道路負荷嚴重，塞車情況變本加厲，教我們一眾村民及區內居民，如何正常出入？
- 二、區內交通本身異常繁忙，而申請地段出入口，彎多路窄，過去經常發生意外。他日建屋落成後，恐怕只會加重事故發生率，導致更多人命傷亡。
- 三、新界西北區一向水患嚴重，暴風雨來臨時，道路除了積滿厚水外，更不時導致泥土鬆軟，斜坡下滑，引起山泥傾瀉。而上述申請的建屋地點，是處於斜坡下方，在道路水平面數十公呎之下。如興建工程一旦展開，勢必砍伐樹木，令水患加劇，屋宇必遭水浸，並影響附近住所，人命傷亡損失不計其數。因此，申請地點絕對不能建屋。
- 四、新界原居民世代居於村內，氏族團結性強，雖說並不抗拒外來人入住，但過渡性房屋非實質住所，只作臨時性棲身之所。在同村或同區，一下子搬進數千名不相干的流動住戶，大家進進出出必定產生磨擦，若不幸發生流血衝突，或大規模集體反對活動，試問是否貴署樂於所見？而本人相信，貴署必需負上責任，那你們誰來扛呢？

如有查詢，歡迎隨時聯絡本人：

謝謝垂注。

反對人

  
張文傑

日期：2021 年 7 月 27 日

tpbpd@pland.gov.hk

寄件者:  
寄件日期: 2021年08月03日星期二 3:58  
收件者: tpbpd  
主旨: A/YL-PS/623 DD 122 Fam Kam Road Transitional Homes NWD

A/YL-PH/887

Lots 111 (Part), 116, 117, 118 and 119 in D.D.108 and Adjoining Government Land, Fan Kam Road, Pat Heung

Site area : About 8,716 m<sup>2</sup> Includes Government Land of about 977 m<sup>2</sup>

Zoning : "Res (Group D)"

Applied Development: 510 Transitional Houses / Filling and Excavation of Land / 4 Vehicle Parking / HK Lutheran Social Services

Dear TPB Members,

So what happened to the elderly care home? The proposed RCHE was a development project under Chow Tai Fook Charity Foundation founded by NWD with an aim to contributing to the community. Another PR exercise for New World?

***The proposed RCHE which would be funded, operated and managed by a non-profit making organization could meet the need of an increasing aging population for integrated care services. The proposed low-rise RCHE with a plot ratio (PR) of 1.5 and building height (BH) of 3 to 5 storeys***

*the Chairman said that the proposed RCHE would be developed as submitted under the application. The applicant was required to apply for a licence for operation of the proposed RCHE from the Social Welfare Department. Should the application be approved, the subject Outline Zoning Plan would need to be amended to reflect the proposed rezoning and the amendments would be submitted for the Committee's consideration prior to gazetting under the Town Planning Ordinance (the Ordinance). The rezoning was approved so why is the site still zoned Res D?*

So dozens of elderly passed away while waiting for the touted facilities. But now transitional housing is the route for developers to display their CSR and devotion to the community and the developer will reap another round of tributes for its generosity.

The transitional housing programme is a Band-aid programme, designed to massage the housing data to make it look like the government is addressing the issues. In reality it is exploiting families on the public housing waiting list. Instead of building homes, funds are being squandered on short term accommodation and officials are collaborating with developers to take over attractive sites while they sit on millions of sq.ft of undeveloped land.

**Fiscal:** Spending 50+% of what it costs to construct a permanent PH home on short term housing is certainly not prudent use of our dwindling fiscal resources.

A transitional home, guaranteed for around 5 years until the developer takes advantage to rezone the site, costs 50% of the development cost of a public housing unit where a family can live for 40 years or more.

<https://www.info.gov.hk/gia/general/201704/12/P2017041200464.htm>

27th April 2021 – (Hong Kong) The fifth meeting of the Assessment Committee for the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations, chaired by the Under Secretary for Transport and Housing, Dr Raymond So Wai-man, was convened via video conferencing this morning.

The Assessment Committee agreed to subsidise the following transitional housing projects:

(i) Transitional housing development at Tsat Sing Kong, Pat Heung and Kam Tin, Yuen Long, by The

Lutheran Church – Hong Kong Synod Limited. With total funding of HK\$495 million, it is expected to provide about 900 units.

(ii) Transitional housing development at Wong Yue Tan, Plover Cove, Tai Po, by The Lok Sin Tong Benevolent Society Kowloon. With total funding of HK\$679.8 million, it is expected to provide about 1,236 units.

(iii) Transitional housing development at Cheung Shun Street, Cheung Sha Wan, by Christian Family Service Centre. With total funding of HK\$71.1 million, it is expected to provide about 132 units.

#### **Collusion with developers to rezone sites for development**

The sites provided by property developers at no cost are essentially ploys to achieve eventual rezoning of the sites in question.

A/NE-TK/702 Approved. The Plover Cove site is 14,517sq.m Green Belt and V zoning. Once it is formed the developer, Wheelock, can then take back the site and apply for a luxury development.

Others going through the planning process include:

A/YL-PS/622 NWD

Lots 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122 and adjoining Government land, Ping Shan

Site area : About 1,180sq.m Includes Government Land of about 30sq.m

Zoning : "Other Specified Uses" annotated "~~Heritage and Cultural Tourism Related Uses~~" and "VTD"

Applied use : 30 Units Transitional Housing

A/YL-PS/623 NWD

Lots 360 and 377 in D.D. 122 and adjoining Government land, Ping Shan

Site area : About 2,230sq.m Includes Government Land of about 694sq.m

Zoning : "VTD"

Applied use : 70 Units Transitional Housing

A/YL-NSW/281 SHK

Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D.115 and adjoining Government Land in Tung Tau, Yuen Long

Site area : About 23,337sq.m Includes Government Land of about 1,870sq.m

Zoning : "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied development : 1,800 Transitional Housing Units /Filling of Land and Excavation of Land

#### **Adding another layer to rental process increases costs:**

NGOs are engaged as intermediaries. So instead of landlord and tenant, a third party is introduced. This inflates costs. NGOs do not have the management skills necessary to efficiently and cost effectively manage projects like this.

The lots can be compulsory purchased and permanent homes provided.

Mary Mulvihill

---

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Cc: "enquiry" <enquiry@aud.gov.hk>

Sent: Thursday, August 24, 2017 1:45:04 AM

Subject: Re: Y/YL-PH/4 Fam Kam Road Elderly Care Home GIC

Dear TPB Members,

A single foto montage does not answer the questions. This plan involves government land that may be granted for a peppercorn rent. The facilities may receive government subvention.

Yet no information has been provided with regard to the issues raised.....

We want the best conditions for our elderly.

Previous objections upheld.

Mary Mulvihill

---

**From:**

**To:** "tpbpd" <tpbpd@pland.gov.hk>

**Cc:** enquiry@aud.gov.hk

**Sent:** Friday, June 16, 2017 1:43:58 AM

**Subject:** Re: Y/YL-PH/4 Fam Kam Road Elderly Care Home GIC

Dear TPB Members,

There is still no information provided with regard to the operator and its track record with regard to the management of elderly care homes. ~~GIC zoning confers multiple benefits so transparency is essential.~~

Will the services be subvented?

Is the operation for profit?

What controls will be in place to prevent abuse of GIC re recent revelations uncovered by the Audit Commission

Will there be a land premium?

Etc

While there has been an improvement with regard to the provision of active recreational areas the site coverage is almost 70%, far too great for such a setting.

Board members have a responsibility to carefully vet all GIC sites to ensure that there are no loopholes that encourage abuse.

Many irregularities would have been avoided if conditions had been recommended and included in the leases.

Mary Mulvihill

---

**From:**

**To:** "tpbpd" <tpbpd@pland.gov.hk>

**Sent:** Monday, April 3, 2017 1:27:16 AM

**Subject:** Re: Y/YL-PH/4 Fam Kam Road Elderly Care Home

Dear TPB Members,

There is still no information provided with regard to the operator and its track record with regard to the management of elderly care homes.

Only passive landscaped OS provided, no active facilities that are essential to encouraging and maintaining mobility.

Previous objections upheld:

Mary Mulvihill

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**From:**

**To:** "tpbpd" <tpbpd@pland.gov.hk>

**Sent:** Tuesday, January 24, 2017 12:57:36 AM

**Subject:** Fwd: Y/YL-PH/4 Fam Kam Road Elderly Care Home

Dear TPB Members,

No information provided as to the identity of the service provider, track record, affordability, etc. These are essential requirements for an application that involves amendment to GIC.

GIC facilities zoning equates to a community use so there should be complete transparency.

Re the plan, site coverage is too great for such a rural setting and the proposed use.

---

There are no essential outdoor active recreational amenities and the largest green area is beside the sewerage treatment plant which is most inappropriate.

TPB members should question if they would like their old folk to be incarcerated there.

Mary Mulvihill

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**From:**

**To:** "tpbpd" <tpbpd@pland.gov.hk>

**Sent:** Wednesday, August 31, 2016 1:35:59 AM

**Subject:** Y/YL-PH/4 Fam Kam Road Elderly Care Home

Y/YL-PH/4

Lots 111 and 116 to 119 in D.D.108 and Adjoining Government Land, Fan Kam Road, Pat Heung

Site area : About 9,210 m<sup>2</sup> Includes Government Land of about 1,280 m<sup>2</sup>

Zoning : "Residential (Group D)" and "Road"

Proposed Amendment: Rezone to GIC Elderly Care Home

Dear TPB Members,

While the provision of elderly care facilities is very welcome, the Gist does not provide essential information on the Applicant and the nature of the amenities.

- Hunter Properties does not appear to have a website. Is it a subsidiary of one of our large developers?
- What is its track record with regard to managing similar facilities?
- Would the services be affordable?
- Would there be a portion of subsidized places?
- The site includes government land, would it be sold at market price or granted at a nominal fee?

Hopefully members will raise these points and more and encourage the secretariat to provide sufficient information for members of the public to make intelligent comment. We do not have the luxury of receiving government expenses that would allow us to take half days off work to visit distant government offices to peruse the papers.

Mary Mulvihill.

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**Advisory Clauses**

- (a) note DLO/YL, LandsD's comments that the Site comprises the subject 5 private lots, namely Lots 111 (Part), 116, 117, 118 and 119, and also slightly encroached onto 2 other private lots namely Lot 115 and Lot 121, all in D.D. 108 and adjoining unallocated government land (G.L.), of which actual site area and boundary of the G.L. involved will be subject to verification upon processing of Short Term Waiver (STW) and Short Term Tenancy (STT) applications. The subject 5 private lots are Old Schedule "Agricultural" lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The applicant should be reminded that necessary policy support from Secretary for the STH for STW and STT applications of the Site would be required to implement the proposal. Upon receipt of the STW and STT applications with policy support being given by STH, LandsD will consider the applications in accordance with the applicable policy and practice and there is no guarantee that the applications will be approved. The said applications, if approved, would be subject to such terms and conditions to be imposed by LandsD in the landlord capacity at its sole discretion;
- (b) note CHE/NTW, HyD's comments as follows:
  - (i) The proposed vehicular access will affect HyD SIMAR Slope feature no. 6NE-B/F24.
  - (ii) The applicant should note that for any affected slopes maintained by his office should be taken over by the applicant for works and reinstated with the approval of GEO Checking Certificates in WBTC No. 20/2004, which shall be provided to his office at the time of handing over.
  - (iii) The applicant should submit any modification proposal of the slope or slope boundary to his office and GEO Slope Safety Division. The applicant is required to clearly delineate the slope boundary/ extent on the as-built drawing.
  - (iv) Adequate precaution and exercise extreme care to avoid adversely affect the stability of the nearby slope features, cause settlement of nearby public roads and damage to any structures and installations including drainage system on slope. The project proponent should be responsible for repairing such damaged items at their own cost and to HyD's satisfaction.
  - (v) If the access arrangement is agreed by TD, the applicant should provide the run in/out at Fan Kam Road to the satisfaction of TD and HyD in accordance with latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.
  - (vi) In the Traffic Review, if any road improvements on public roads maintained by HyD are considered necessary by TD due to the proposed development, they shall be implemented by the applicant to the satisfaction of TD and HyD at the applicant's own cost.

- (vii) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (viii) Potential interface will exist between the subject transitional housing project and HyD Works Division's project "Improvement to Fan Kam Road" at the proposed vehicular access at Fan Kam Road. The applicant should submit the detailed scheme of the proposed vehicular access once available for necessary coordination works;
- (c) note CTP/UD&L, PlanD's comments that approval of the planning application does not imply approval of tree works such as pruning, transplanting and felling. Tree removal applications should be submitted directly to relevant authority(ies). The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate. 43 existing trees are proposed to be retained, however, only 41 "existing trees" are shown on the Landscape Master Plan, Landscape Master Plan at Ground Floor, Tree Treatment Plan and Compensatory Tree Planting Plan. Furthermore, 44 existing trees are proposed to be retained in the Tree Assessment Schedule. The applicant should review and ensure all information is consistent under the application;
- (d) note CA/CMD(2), ArchSD's comments that the building length of Blocks 1 & 2 appear to be exceeded 60m, which may have adverse impact on the air ventilation and visual permeability. The applicant is advised to comply with the building separation requirements of the design guidelines stipulated in PNAP APP-152. Barrier free access shall be provided to comply with "Design Manual: Barrier Free Access 2008";
- (e) note CBS/NTW, BD's comments that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise, they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under regulation 19(3) of B(P)R at the building plan submission stage. The Sites shall be provided with means of obtaining access thereto from a street under regulation 5 of B(P)R and emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirements under Regulations 41D of the B(P)R. For features applied to be excluded from the calculation of the total gross floor area, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes and Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP). For example, the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152. Detailed checking under BO will be carried out at building plan submission stage;

- (f) note D of FS's comments that the applicant is advised to observe the requirement of EVA as stipulated in Section 6, Part D of the *Code of Practice for Fire Safety in Buildings 2011*, which is administered by the BD. In addition, the applicant is advised to observe the FSD Circular Letter No. 3/2019 on "*Guidance Notes on Submission, Approval and Acceptance Inspection of FSI in Modular Integrated Construction Building Projects*";
- (g) note DEMS's comments that in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting any activity near the underground cable or overhead line under the Site should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (h) note DFEH's comments that if provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc. is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided. No environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, the project proponent should arrange its disposal properly at their own expenses. If the captioned project will lead to significant population increase, sufficient amount of recurrent costs may have to be provided to FEHD in order to provide various types of environmental hygiene services for increased population, such as inspection to food premises, hawker control, handling of complaints etc.. If domestic waste collection service of FEHD is required in future, prior comments from his department on the waste collection plan, including the accessibility and maneuverability of RCV to RCP, should be sought.

